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Marlborough Road,
Offers Over £345,000

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Marlborough Road, , Coventry

This large property has a fantastic location close the local amenities and road links around the city. Every bedroom has its own en-suite. On the ground floor you have the entrance hall, communal living room, communal kitchen and bedroom one. On the first floor you have three double bedrooms. On the second floor there are two further double bedrooms. To the front of the property you have a small walled garden and to the rear you have a paved garden. call us on 02476 017701 to arrange your viewing.

Front of the property

A small walled entrance leading to the front door, there is plenty of on street parking as well.

Communal living room 12'8" x 12'1" (3.88 x 3.70)

A good size reception room with hard wood floor and a window to the rear of the property.

Communal kitchen 19'1" x 8'10" (5.84 x 2.70)

A fully fitted kitchen with a breakfast bar and patio doors to the rear garden, offering plenty of work surface and cupboards. There is space for two fridges and a washing machine.



Bedroom 1 15'0" into bay x 11'11" (4.59 into bay x 3.65)

A double bedroom on the ground floor with a bay window and en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Bedroom 2 13'1" x 11'1" (4.01 x 3.40)

A double bedroom to the front of the property on the first floor with an en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Bedroom 3 13'3" x 8'11" (4.06 x 2.72)

A double bedroom to the rear of the property on the first floor with an en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Bedroom 4 9'8" x 12'11" (2.97 x 3.95)

A double bedroom to the rear of the property on the first floor with an en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Bedroom 5 11'2" x 11'2" (3.42 x 3.42)

A double bedroom to the front of the property on the second floor with an en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Bedroom 6 11'6" x 8'5" (3.52 x 2.59)

A double bedroom to the rear of the property on the second floor with an en-suite, The en-suite has a toilet, sink and shower cubicle finished with tiled walls.

Garden

Accessed from the patio doors in the kitchen, a low maintenance patio area.

Tenure

Freehold

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed



for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	47

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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