



Connells

Gerard Avenue
Coventry



Property Description

This mid terrace property is located within easy walking distance of Warwick University, Cannon Park Shopping Centre and other local amenities. The accommodation briefly comprises ground floor two lettable bedrooms and a shared kitchen. To the first floor there are two lettable bedrooms, shared lounge and a shared bathroom. Outside there is a rear garden.

Approach

Double glazed door.

Entrance Hall

Stairs to first floor.

Room One

12' 1" x 11' 7" (3.68m x 3.53m)
Double glazed window and radiator.

Room Two

12' 7" x 8' 9" (3.84m x 2.67m)
Double glazed window and radiator.

Fitted Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, tiled flooring double glazed window.

First Floor Landing

Doors to;

Room Three

12' 1" x 10' 7" (3.68m x 3.23m)
Double glazed window and radiator.

Room Four

10' 7" x 9' 9" (3.23m x 2.97m)
Double glazed window and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window to the rear elevation.

Lounge

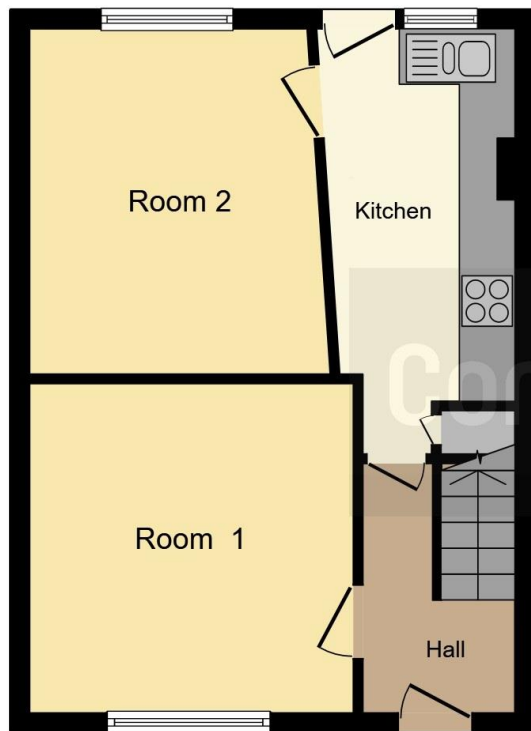
Double glazed window.

Outside

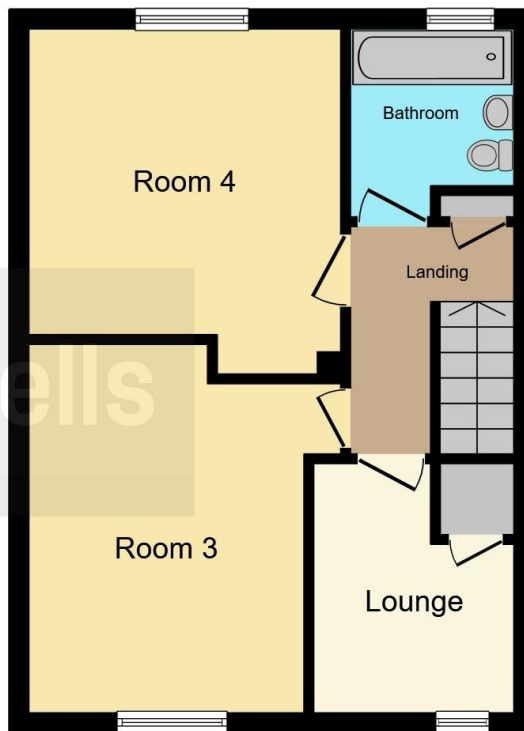
Rear Garden

Enclosed paved garden with an outbuilding.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322732



Tenure: Freehold



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Property Ref: COV322732 - 0004