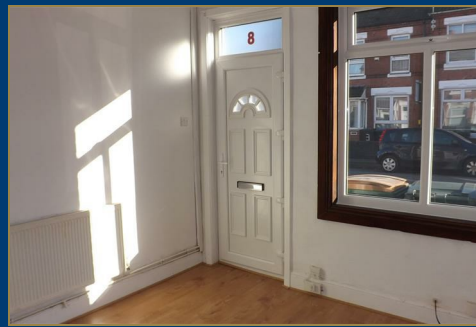




**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040
Email: lettings@assuredresidential.com
Web: assuredresidential.com



**8 Bristol Road
Coventry, CV5 6LJ**

£875 PCM

A two bedroom terraced house situated to the west of Coventry in the popular location of Earlsdon with a host of local amenities and being conveniently close to the City centre.. There is a newly fitted dove grey high gloss kitchen with fully tiled walls and complementary ceramic floor tiles, UPVC double glazing and gas central heating. The property comprises two reception rooms, kitchen, ground floor bathroom, two double bedrooms and rear garden. Offered on an unfurnished basis. AVAILABLE AUGUST



VIEWINGS DURING CORONAVIRUS PANDEMIC

We consider there still to be a serious threat of Coronavirus infection so to protect our staff and customers we will operate a strict viewing protocol. We would invite genuine initial enquiries only from parties giving brief details of your current circumstances. Only the prospective tenants will be invited to view and you will be required to wear a face mask to prior to entering the property, keeping it on at all times and taking it with you on your departure. We will require you to maintain social-distancing at all times.

Access to the property is via a pathway passing small front garden to double glazed front door leading to the

FRONT RECEPTION ROOM

11'4" x 11'0" max (3.45 x 3.35 max)



Having double glazed window to front, radiator, and door to

REAR RECEPTION ROOM

11'2" x 11'0" max (3.40 x 3.35 max)



Having double glazed window overlooking the rear garden, part cladding to walls, radiator, laminate flooring, door to stairs leading to the first floor and further door to the

KITCHEN

11'10" x 6'6" (3.61 x 1.98)



Attractively fitted with dove grey high gloss units, complementary high gloss worktops and fully tiled walls with matching floor tiles.

LOBBY

Having combi gas central heating boiler, double glazed door to rear garden and door to

BATHROOM

6'6" x 6'1" (1.98 x 1.85)



Having double glazed window to side, full tiling to walls, double radiator and white bathroom suite with an electric shower over bath.

LANDING

Having doors off to

BEDROOM ONE

11'3" x 11'0" max (3.43 x 3.35 max)



Having double glazed window to front, wood laminate flooring and radiator.

BEDROOM TWO

11'4" x 11'1" max (3.45 x 3.38 max)



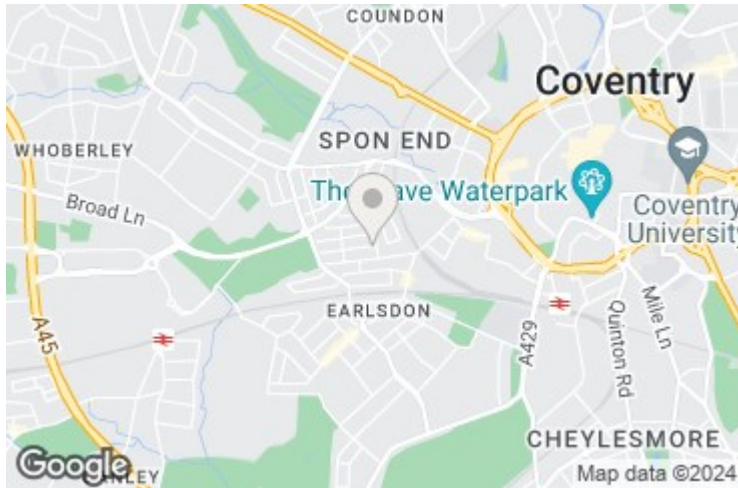
Having double glazed window to rear, wood laminate flooring and radiator

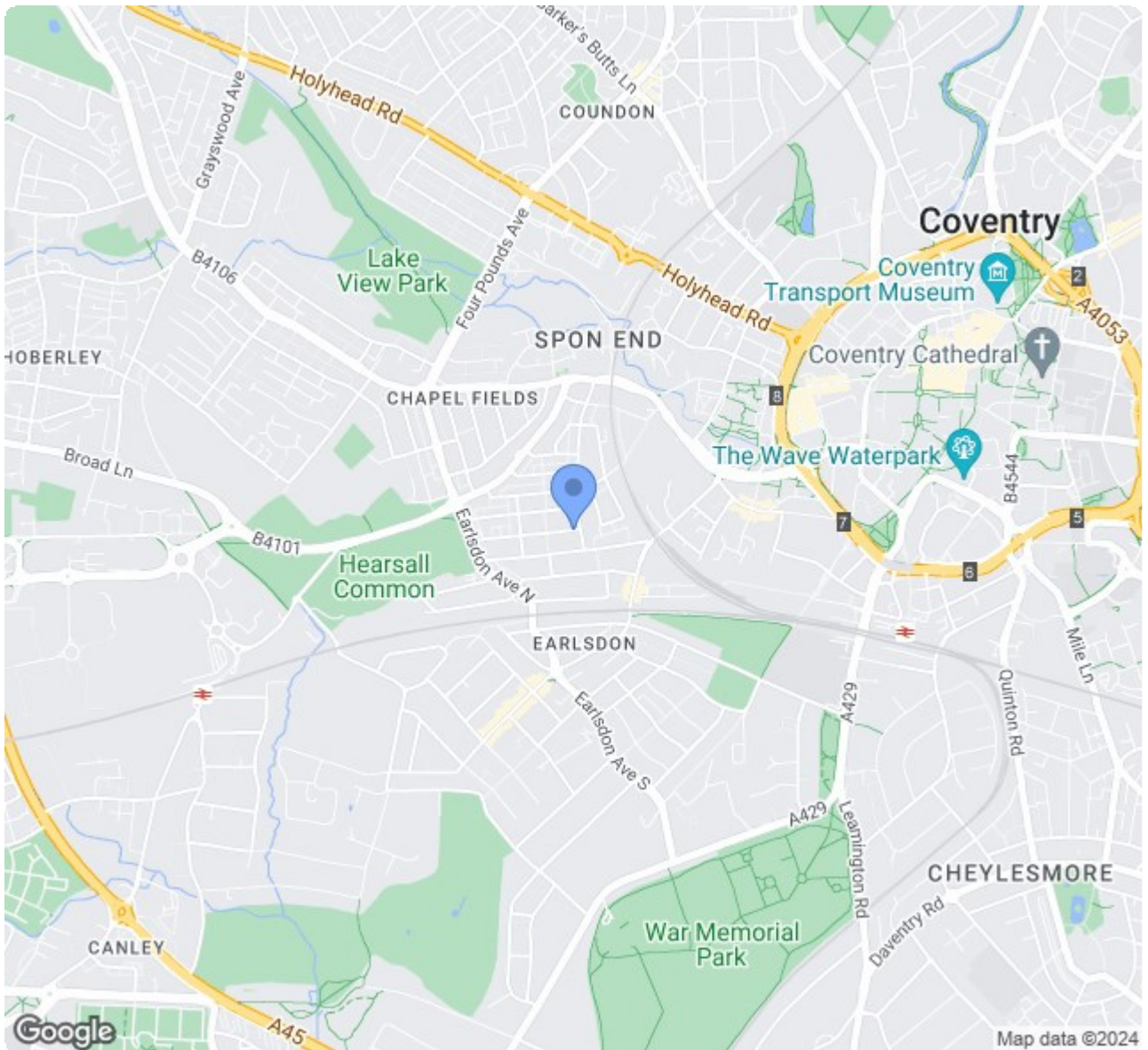
REAR GARDEN

Having paved patio area, lawn and gate to rear.

COUNCIL TAX

Band A.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.