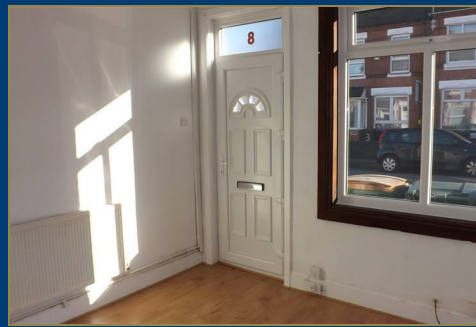
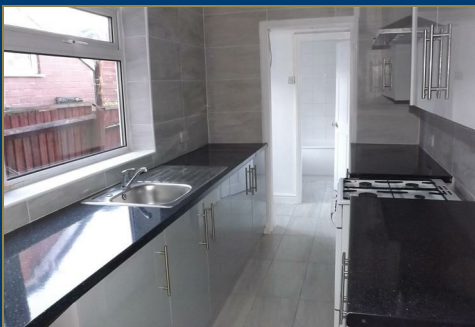




**ASSURED  
RESIDENTIAL**

8 Eaton Road  
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Coventry CV1 2FF  
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Fax: 024 7622 5040  
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**8 Bristol Road  
Coventry, CV5 6LJ**

**£850 Per Month**

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 recently fitted dove grey high gloss kitchen with fully tiled walls and complementary ceramic floor tiles, newly fitted shower room, UPVC double glazing and gas central heating. The property comprises two reception rooms, kitchen, ground floor shower room, two double bedrooms and rear garden. Offered on an unfurnished basis. AVAILABLE OCTOBER.



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

### SHOWER ROOM

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



Fitted with a corner shower enclosure with chrome mixer shower, close coupled WC, pedestal basin and a heated towel rail. There is modern PVC panelling to the walls, PVC shiplap panelling to the ceiling and ceramic tiles to the floor.

### 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

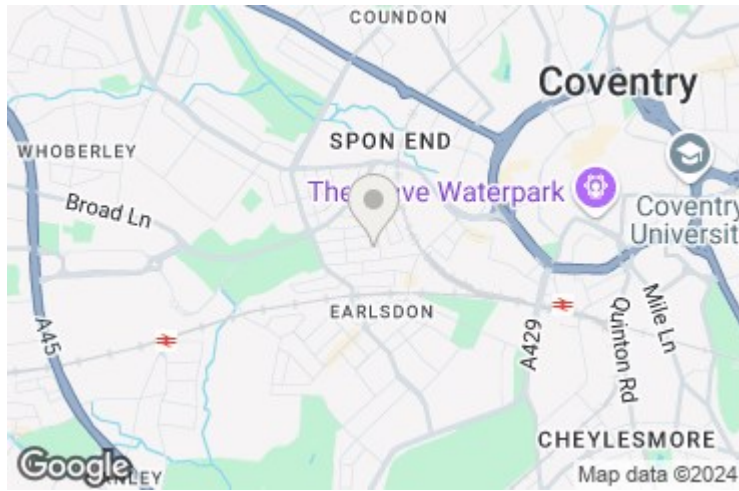
Having paved patio area, lawn and gate to rear.

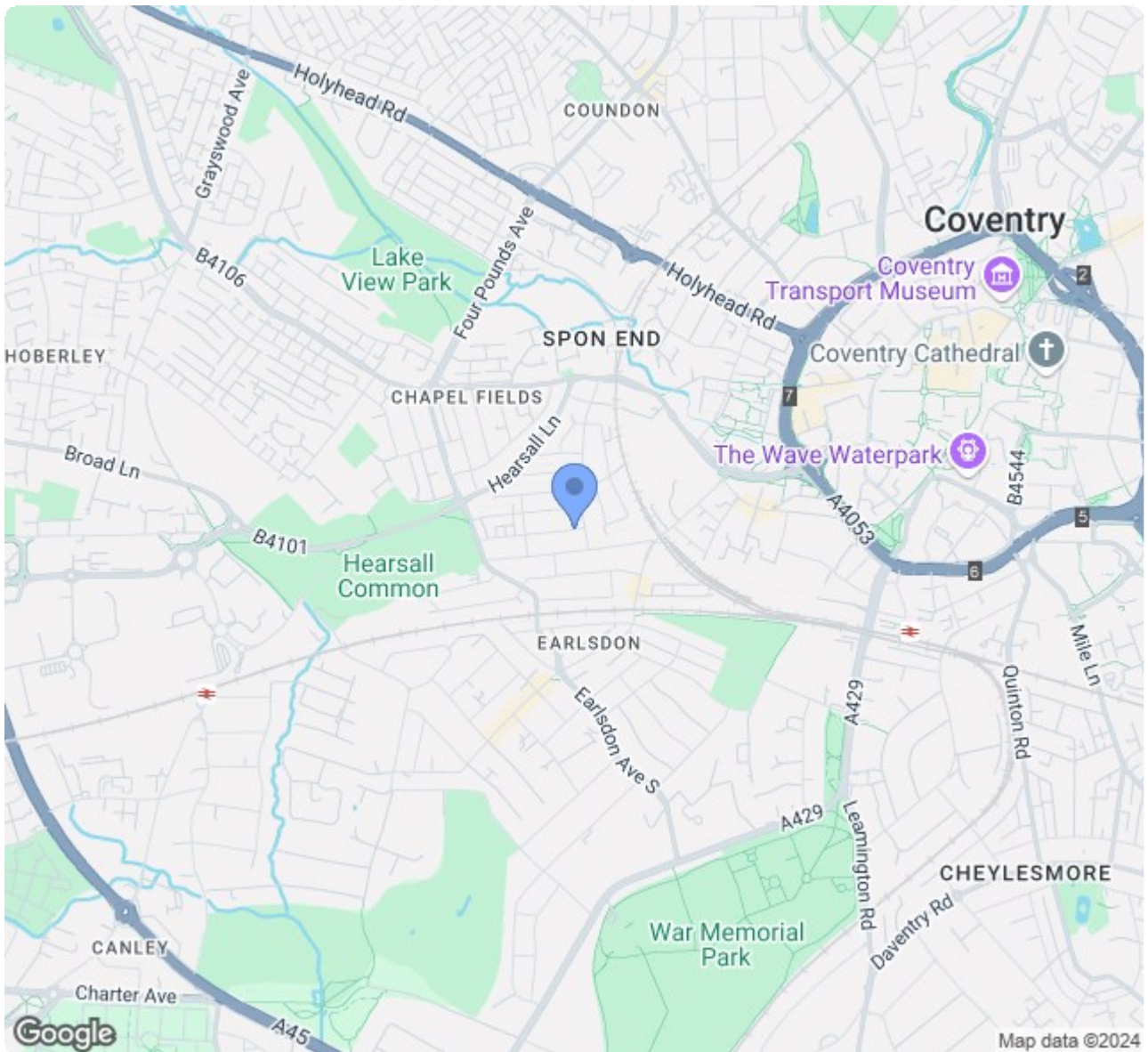
### COUNCIL TAX

Band A.

### Deposit

A Security Deposit of £980 will be payable in addition to the first month's rent prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.