



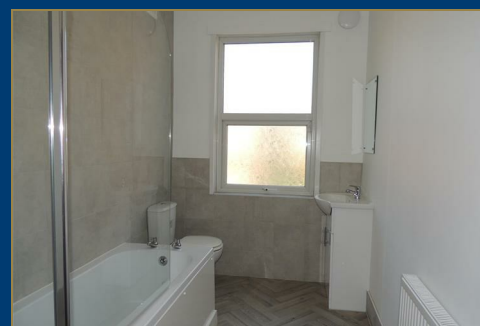
**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**1 Hamilton Road
Coventry, CV2 4FG**

£850 Per Month

A good sized traditional end of terrace house situated in the Stoke area of Coventry just to the East of the City Centre and within reasonable distance of the busy Ball Hill and Far Gosford shopping areas. The accommodation comprises two reception rooms and extended kitchen on the ground floor with two double bedrooms and newly refurbished bathroom with shower on the first floor. The property is double glazed throughout and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is set back off the pavement by a small walled foregarden.

FRONT LIVING ROOM

10'11" x 11'4" (3.33 x 3.45)



The house is accessed via a UPVC front entrance door direct into the front living room and there is a double glazed window to the frontage. There is laminate flooring and a double panel radiator.

REAR LIVING ROOM

9'0" to chimney x 12'4" (2.74 to chimney x 3.76)



Having newly fitted carpet, a single panel radiator and a UPVC framed double glazed window to the rear.

KITCHEN

6'0" x 16'10" (1.83 x 5.13)



With a good range of white base and wall units. There is plumbing for a gas cooker and a washing machine (not provided). A half glazed UPVC door gives access to a "Lean To" area to the side of the building and the garden.

STAIRS/LANDING

Newly carpeted stairs lead off from the rear living room to the first floor landing and

FRONT BEDROOM

11'0" x 11'5" (3.35 x 3.48)



Having newly fitted carpet, UPVC framed double glazed windows to the front and single panel radiator with TRV.

REAR BEDROOM

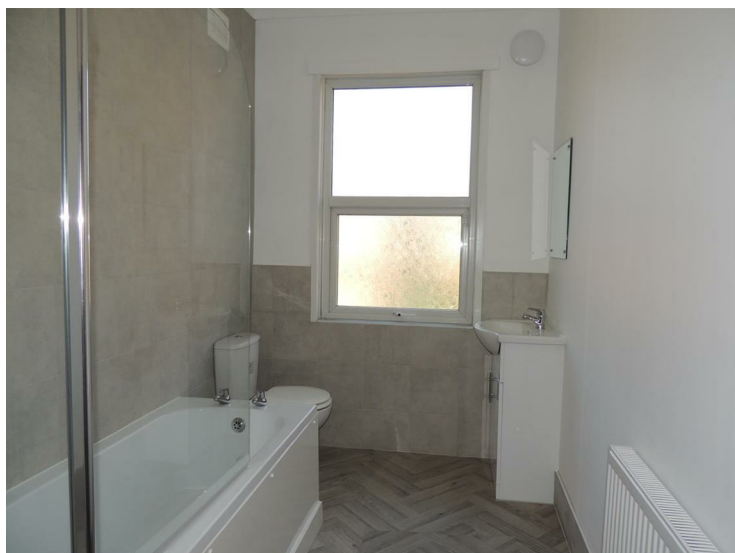
6'7" to chimney x 12'5" (2.01 to chimney x 3.78)



Having newly fitted carpet, a UPVC framed double glazed window to the rear and single panel radiator. There is a built in cupboard.

FIRST FLOOR BATHROOM

6'1" x 11'3" (1.85 x 3.43)



Newly refurbished, having a white suite with a Triton electric shower over the bath, toilet, Vanity wash hand basin and vinyl flooring. There is an obscure double glazed window to the rear, single panel radiator, extractor fan and airing cupboard which houses the Combi boiler.

REAR GARDEN



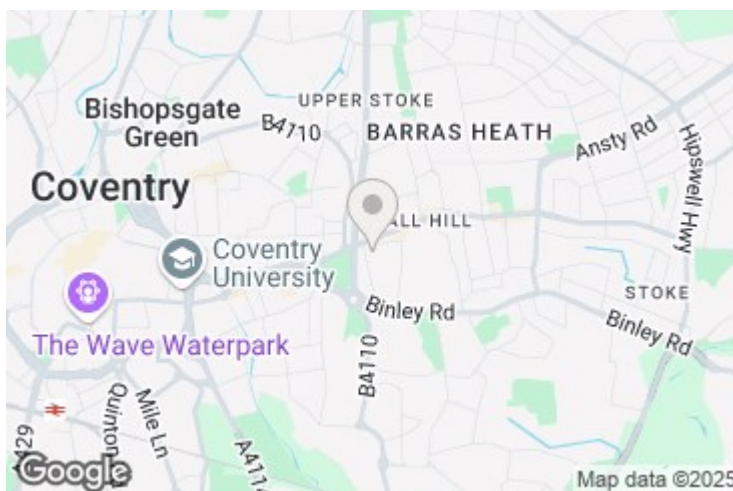
Being a concreted yard with 6' wall and fencing.

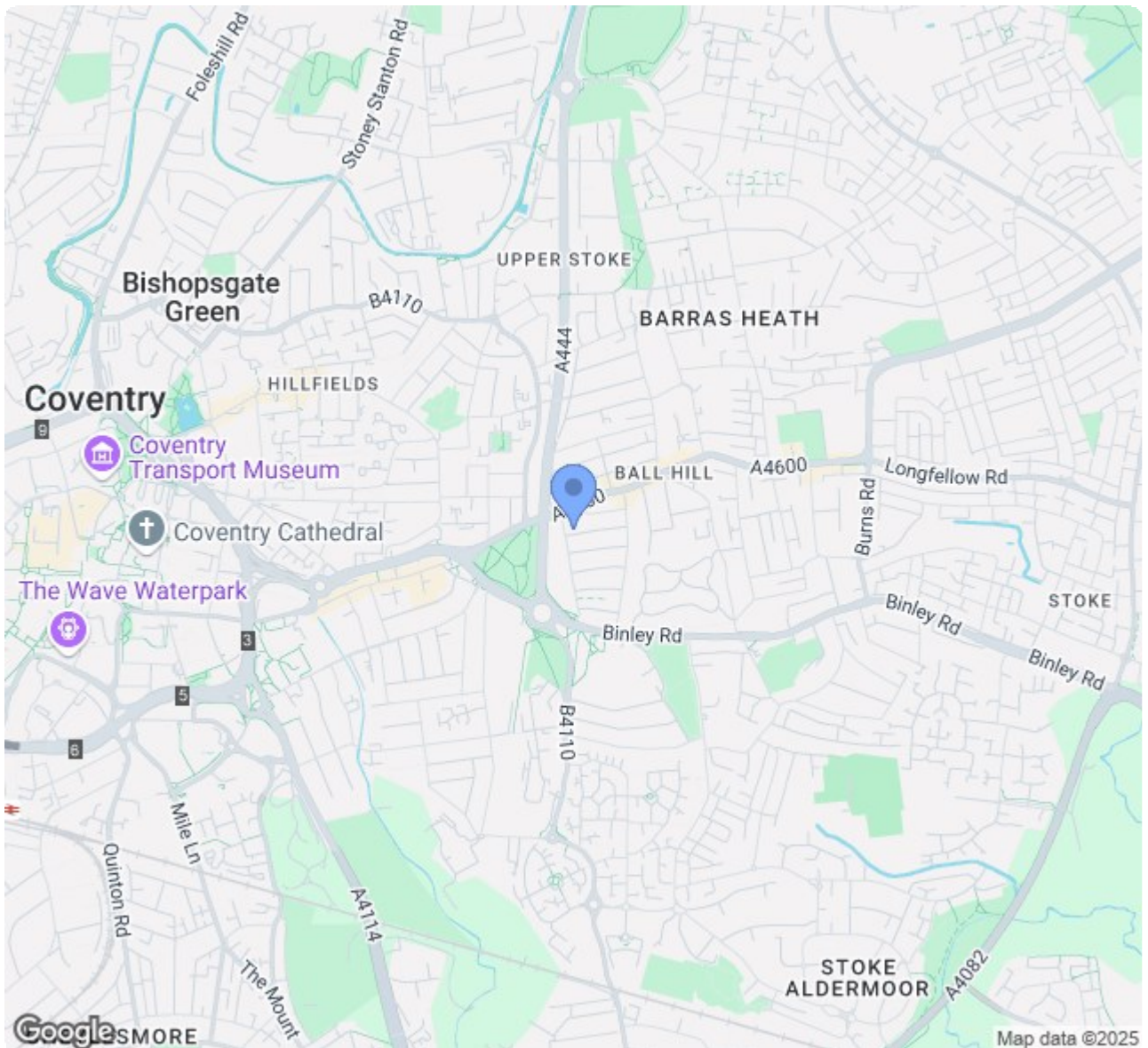
COUNCIL TAX

Band A

DEPOSIT

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.