



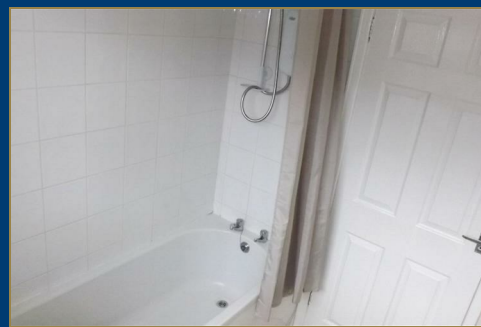
**ASSURED
RESIDENTIAL**

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

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**14 Deerdale Way
Coventry, CV3 2EQ**

£800 Per Month

A well presented two bedroom ground floor maisonette located in Binley east of Coventry, with good local amenities and easy access to the eastern bypass, M6, M69 and associated motorway networks. There is an oak effect fitted kitchen with electric built under oven, electric hob and ceramic floor tiling and a white bathroom suite with an electric shower and ceramic tiles to the floor. There is gas fired central heating, UPVC double glazing and a small decked garden to the rear. Offered on an unfurnished basis. AVAILABLE OCTOBER.

HALLWAY

An 'L' shaped hallway with a built in cupboard.

KITCHEN

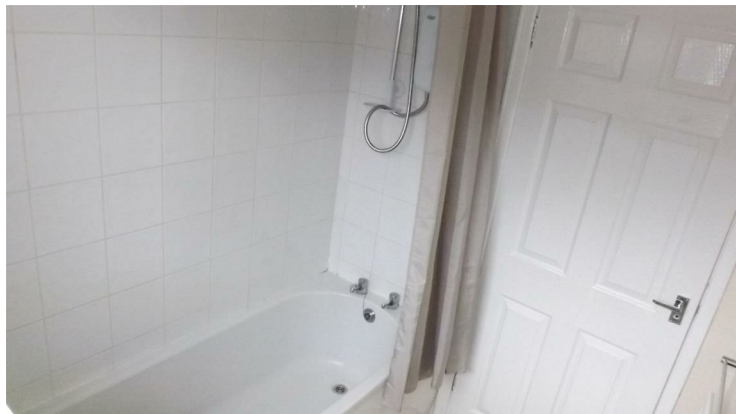
8'8" x 7'4" (2.64 x 2.24)



Attractively fitted with light oak effect units, contrasting brown speckle worktops, electric built under oven and electric hob. There are ceramic tiles to the floor.

BATHROOM

8'6" x 5'7" (2.59 x 1.70)



With a white suite, electric shower over the bath and ceramic tiles to the floor.

LOUNGE

12'4" x 15'9" (3.76 x 4.80)



A spacious lounge overlooking the rear garden.

BEDROOM ONE

10'7" x 11'3" (3.23 x 3.43)



BEDROOM TWO

7'1" x 8'4" (2.16 x 2.54)



REAR GARDEN

An enclosed rear garden with an attractive decked area.

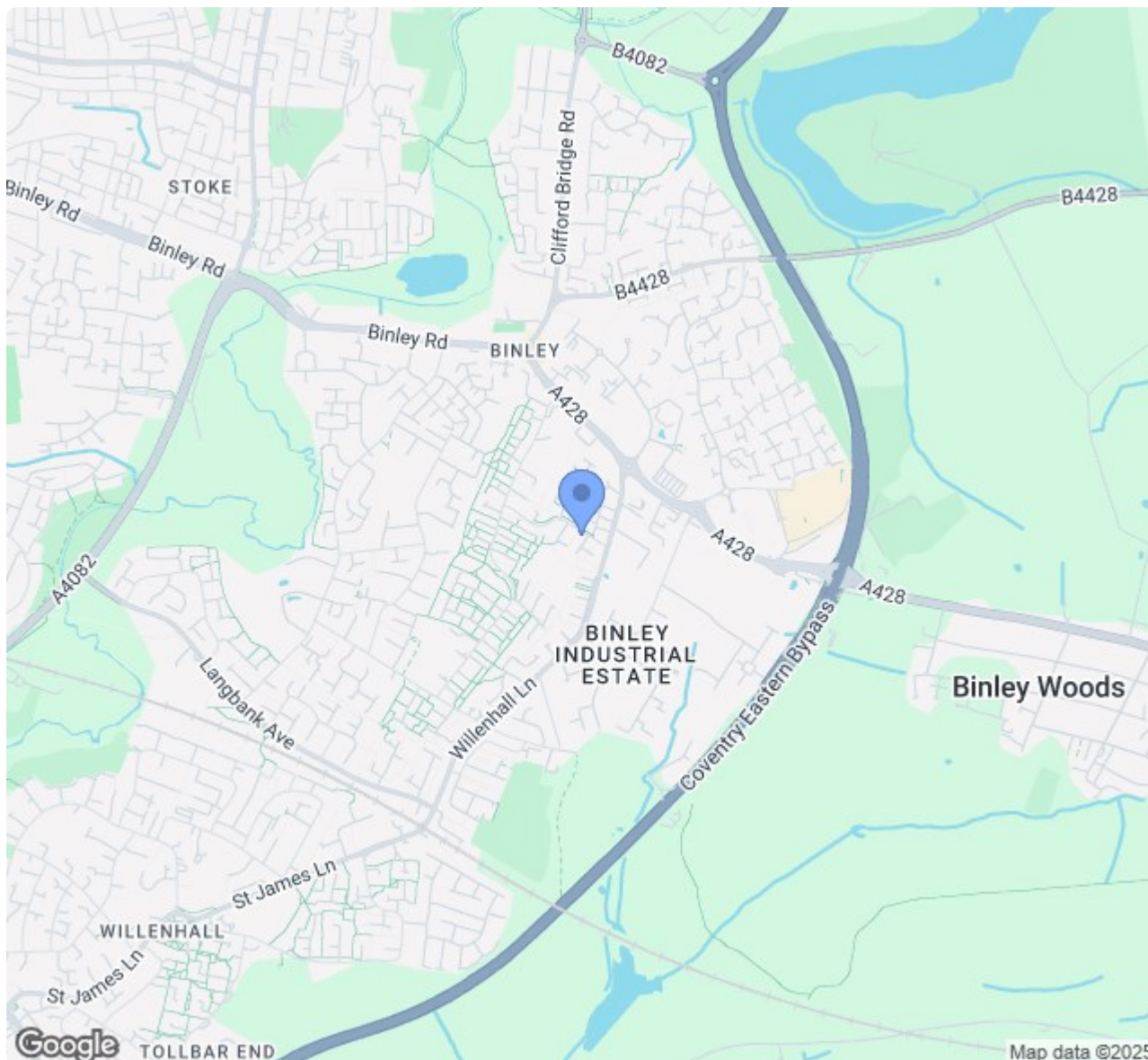
COUNCIL TAX

Band A


DEPOSIT

A Security Deposit of £923 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) A		
(81-91) B		
(69-80) C	70	76
(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.