



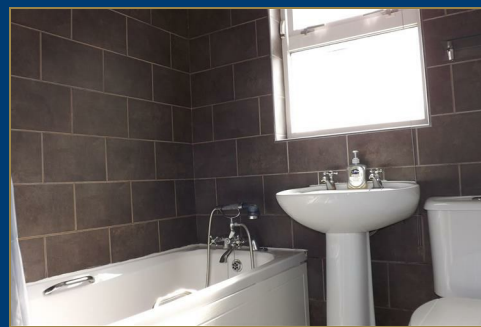
**ASSURED
RESIDENTIAL**

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

Tel: 024 7622 5030

Email: lettings@assuredresidential.com

Web: assuredresidential.com



**22 Ballantine Road
Coventry, CV6 3AP**

£900 Per Month

A nicely presented end of terrace house situated in a quiet cul-de-sac in the Radford area of Coventry. The accommodation comprises entrance hall, living room and dining/kitchen with appliances on the ground floor, two double bedrooms, box room and bathroom on the first floor. There is a block paved frontage giving parking for two cars and a split-level patio and garden to the rear. The property is double glazed throughout and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is situated within a cul-de-sac and set back from the road behind a block paved forecourt. There is a gated pedestrian access to the rear of the property.

Entrance Hall/Stairs

uPVC entrance door, central heating radiator with laminate flooring to the hall and carpet to the stairs and landing.

Living Room

10'11" x 12'5" (3.33 x 3.79)



Having a uPVC framed double glazed window to the front with Venetian blinds, a feature gas fire and a double panel radiator. Laminate flooring.

Kitchen/Diner

15'11" x 9'7" (4.86 x 2.93)



Having a tiled floor, white units with inset 1.5 bowl sink, ceramic hob and built in Neff oven and comes with a fridge/freezer, washing machine and dishwasher. A uPVC framed double glazed window looks out over the rear garden and there is a timber stable style rear door.

Dining Area



Front Bedroom

9'6" x 12'5" (2.90 x 3.80)



Having laminate flooring, a uPVC framed double glazed window to the front with Venetian blinds and a central heating radiator.

Rear Bedroom

9'10" x 9'6" (3.02 x 2.90)



Having laminate flooring, a uPVC framed double glazed window to the rear with Venetian blinds and a central heating radiator.

Box Room

5'9" x 5'10" (1.77 x 1.79)

Having laminate flooring, a uPVC framed double glazed window to the front with Venetian blinds and a central heating radiator.

Bathroom

5'9" x 5'5" (1.77 x 1.66)



Having a tiled floor and feature slate tiles to three walls with a white suite including mixer shower over the bath. Chrome towel rail/radiator.

Rear Garden



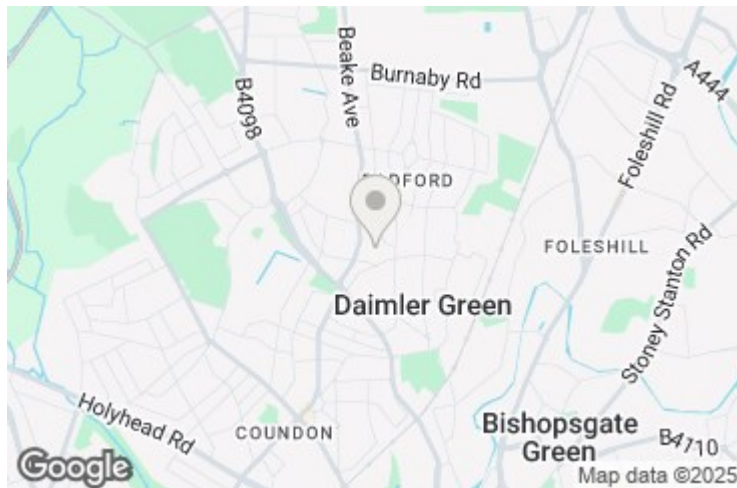
A secluded split level garden with a slab/shale patio at the top and lawn to the rear area. There is a shed for storage. Please note that there are two feature ponds so prospective tenants with smaller children should take due precautions.

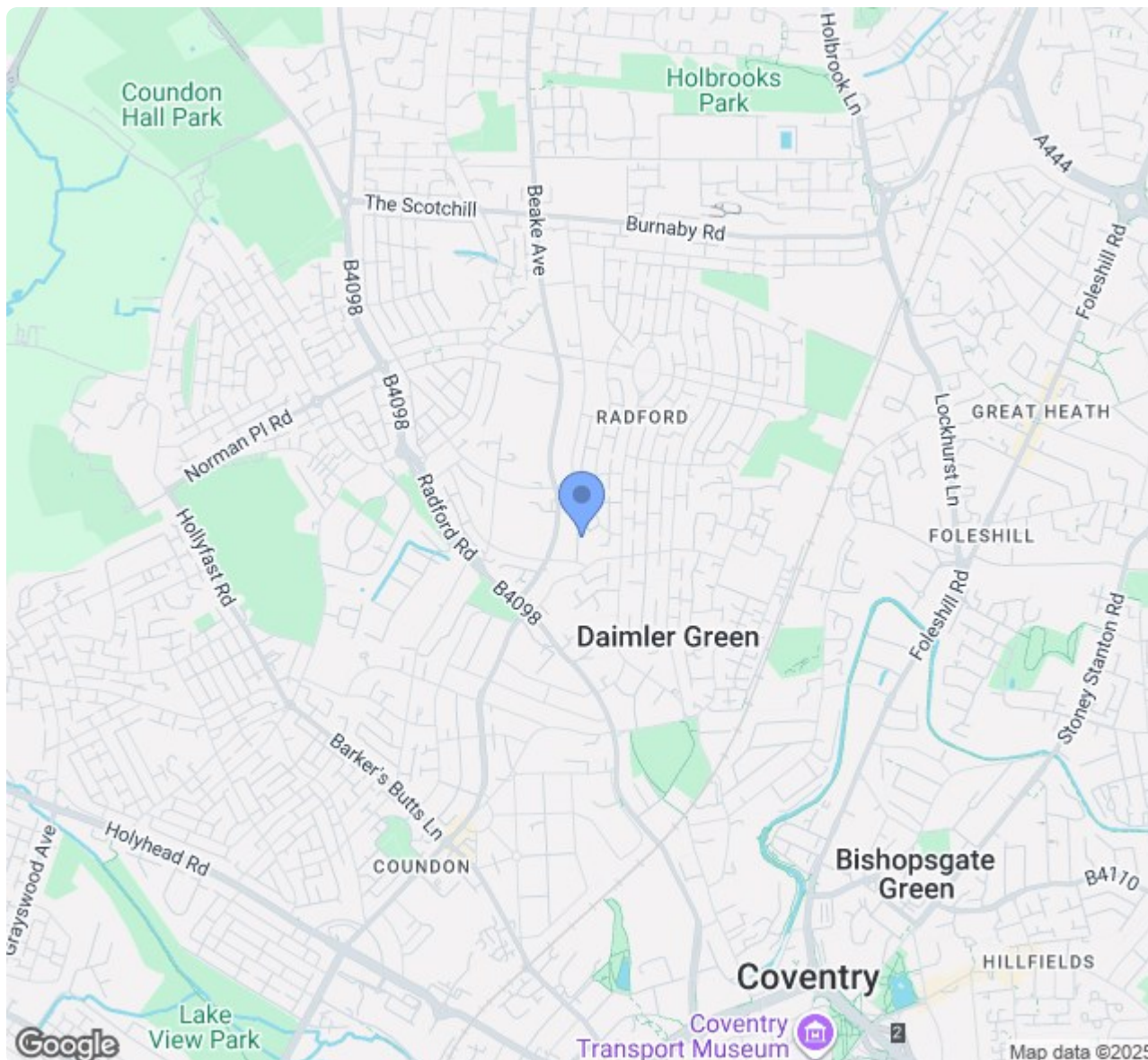
Council Tax

Band A. Please note, you will need a garden waste collection permit from Coventry City Council if you would like your garden waste bin collected. A permit covers you from 1 June to 31 May each year at a cost Of £40.

Deposit

A Security Deposit of £1,035 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		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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.