



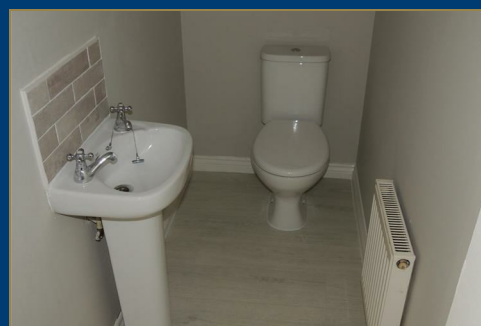
**ASSURED
RESIDENTIAL**

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

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**17 Romsley Road
Coventry, CV6 3LG**

£975 Per Month

*****Redecorated***New Flooring***New Kitchen***New Bathroom***** A comprehensively refurbished and most attractively presented modern two bedroom mid terrace house conveniently located on the ever popular Daimler Green development, just north of the inner ring road. The property simply has to be seen to be appreciated. Offered on an unfurnished basis. Available November.

To The Front

The property is set behind a small walled front garden.

Hallway

6'3" max x 12'11" max (1.91m max x 3.94m max)

With a built under stair cupboard and bleached oak effect laminate flooring.

Kitchen

5'11" x 8'11" (1.80m x 2.72m)



Most attractively refitted with sandstone wall and base units, grey grained worktops and complementary splash back tiling. There is a built under electric oven, stainless steel gas hob, stainless steel extractor hood and space for a fridge freezer.

Guest WC

3'2" x 6'2" (0.97m x 1.88m)



With a close coupled WC, pedestal basin with splash back tiling matching the kitchen and cushion flooring also matching the kitchen.

Lounge

12'0" x 11'3" (3.66m x 3.45m)



With two radiators, bleached oak effect laminate flooring and french doors leading to the rear garden.

Landing

6'5" x 5'3" (1.96m x 1.60m)

Bathroom

5'6" x 7'10" (1.68m x 2.39m)



Newly fitted with a white suite with a chrome mixer shower over the bath, modern wall tiling and extractor fan and cushion flooring.

Bedroom One (front)

12'7" max x 11'9" max (3.84m max x 3.58m max)



With two windows to the front elevation and a built in cupboard housing the combination gas central heating boiler.

Bedroom Two (rear)

6'9" max x 12'2" max (2.06m max x 3.71m max)



Rear Garden



Mainly laid to lawn and with a gravelled area. There is rear gate access to the off road parking.

Parking

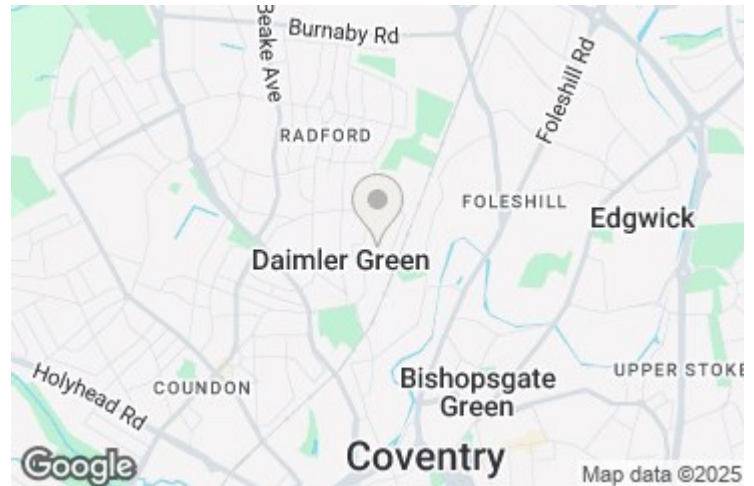
There is allocated off road parking for one car.

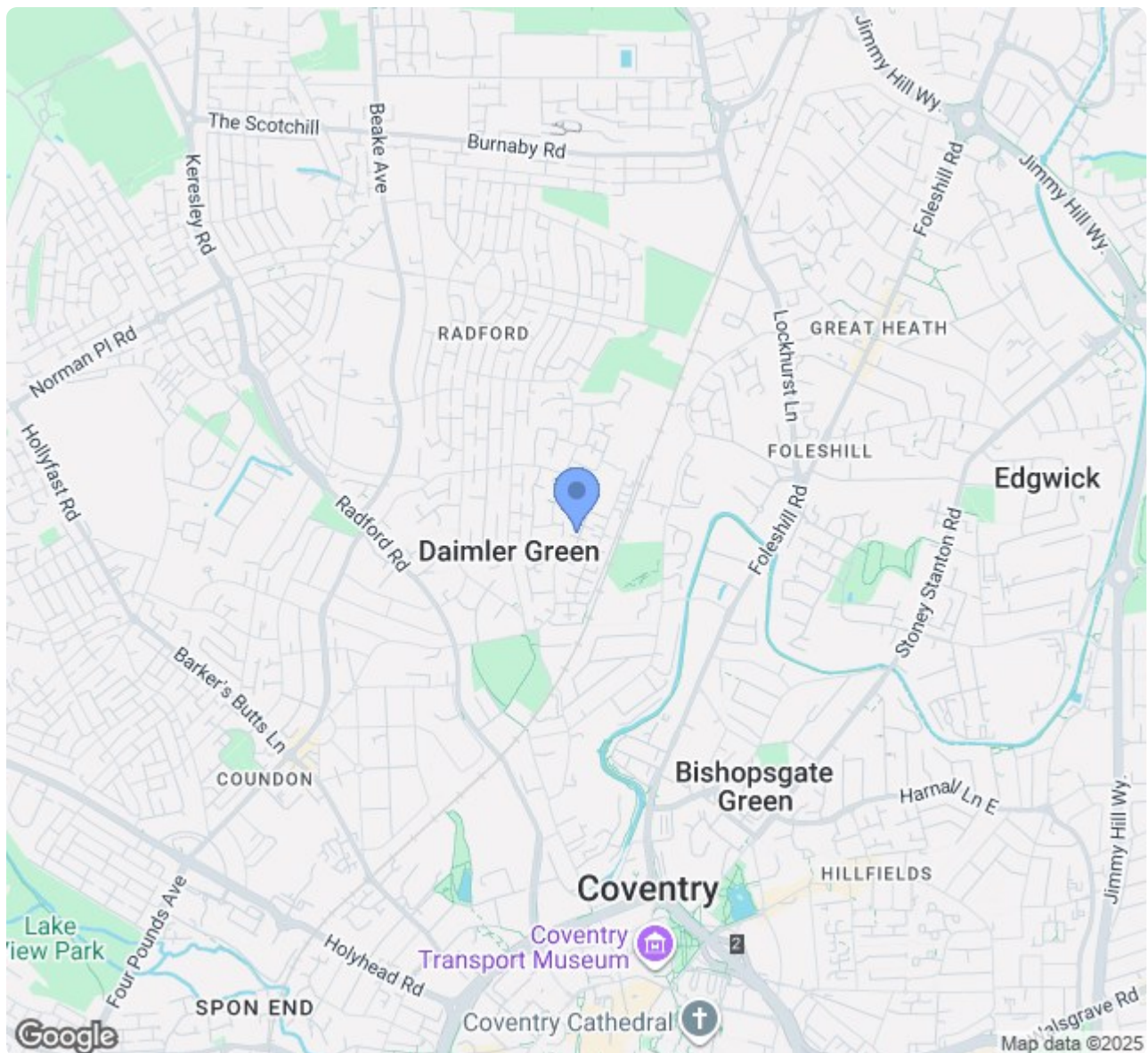
Council Tax

Band B

Deposit

A Security Deposit of £1125.00 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		93
(81-91) B		
(69-80) C	78	
(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.