



**ASSURED  
RESIDENTIAL**

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**50 Mayfield Road  
Coventry, CV5 6PS**

**£975 Per Month**

A most appealing single bayed two bedroom mid terrace property conveniently located in Earlsdon, just to the west of Coventry city centre with a host of local amenities and eating establishments. There are composite doors front and rear, UPVC sash windows to the bay, an attractive high gloss fitted kitchen with a dining area and a well fitted upstairs shower room. There is gas fired central heating and a low maintenance rear garden. Offered on an unfurnished basis. AVAILABLE JANUARY.



### To The Front

The property is set behind a small walled and paved front garden.

### Front Reception

11'8" max x 13'2" in to bay (3.56m max x 4.01m in to bay)



With a composite front door, UPVC sash windows, original fire surround (not functional) and wood laminate flooring.

### Rear Reception

11'8" x 12' (3.56m x 3.66m)



With coving to the ceiling, an under stair cupboard and wood laminate flooring.

### Kitchen

6'11" x 19'3" (2.11m x 5.87m)



Attractively fitted with grey high gloss units surmounted by square edge oak effect worktops, an eye level electric oven, glass top gas hob and including an integral fridge and an integral freezer. There is room for a small table to the dining end.

### The Dining Area



### Bedroom One (Front)

11'8" max x 11'2" (3.56m max x 3.40m)



With the original fire surround (not functional) and a built over stair cupboard.

### Bedroom Two (Rear)

8'6" max x 12'1" max (2.59m max x 3.68m max)



### Upstairs Shower Room

5' x 9'2" (1.52m x 2.79m)



Cleverly cut out of the rear bedroom and attractively fitted with fully tiled walls, modern pedestal basin and WC and with a chrome thermostatic mixer shower within a glass screened enclosure. There is a chrome ladder style towel rail.

### Rear Garden



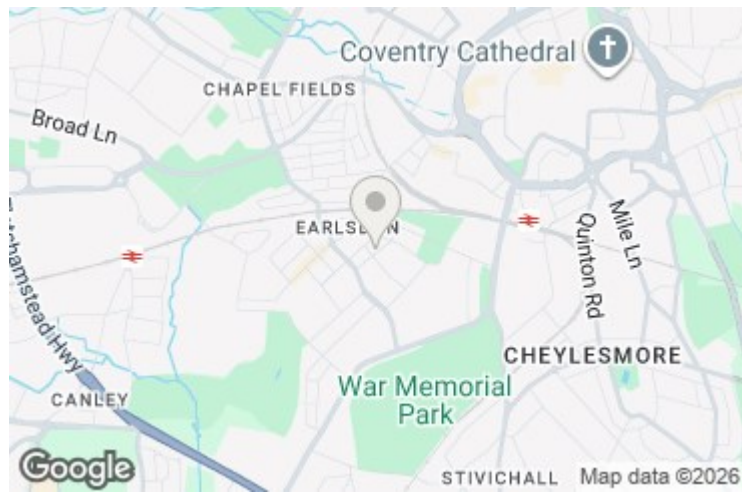
A low maintenance rear garden to paving with sleeper steps.

### Council Tax

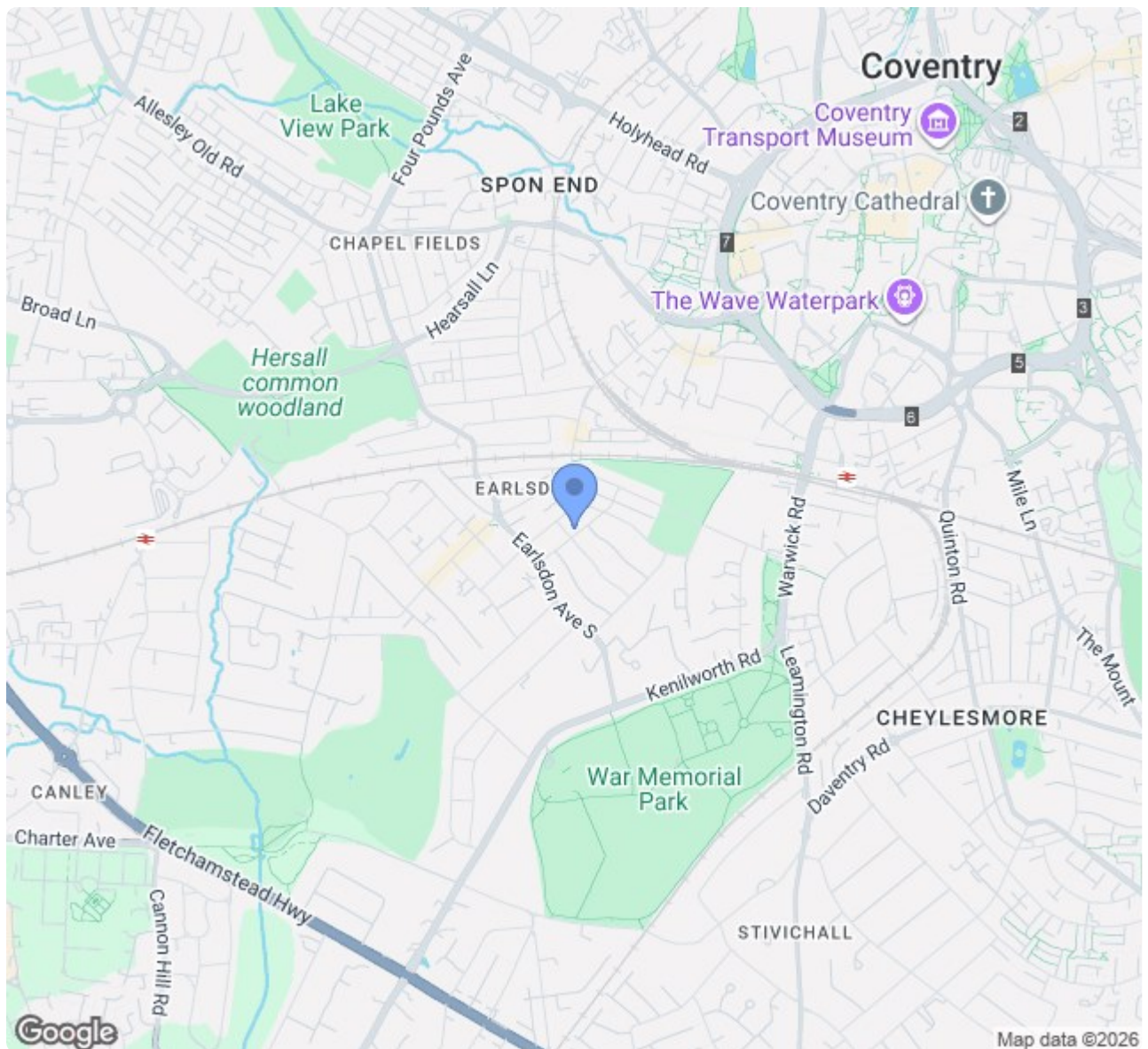
Band B

### Deposit

A Security Deposit of £1125.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</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.