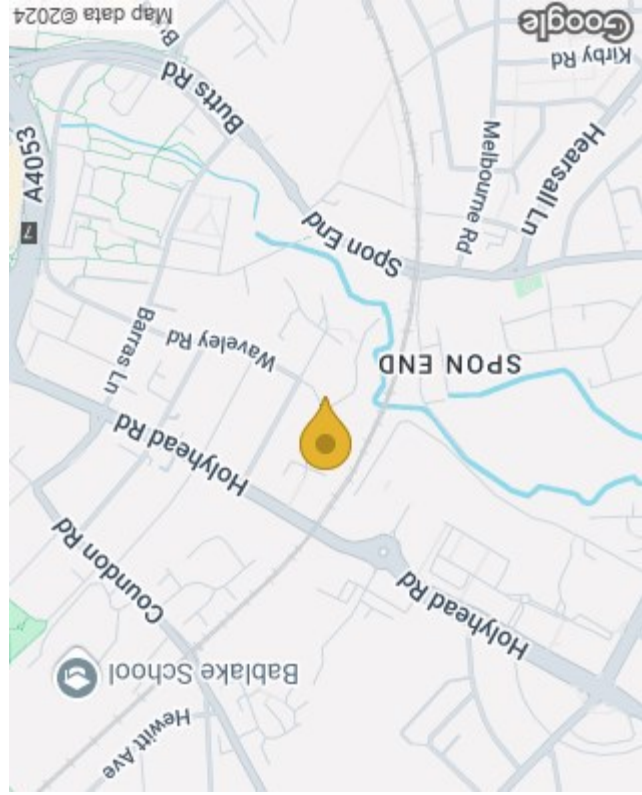


71 Waveley Road
CV1 3PQ
£975 PCM

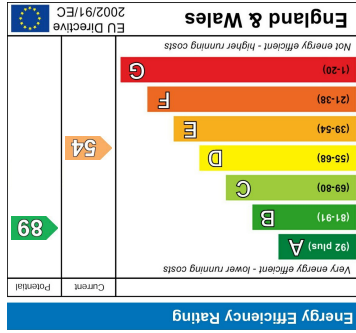
2 1 1 E



Area Map

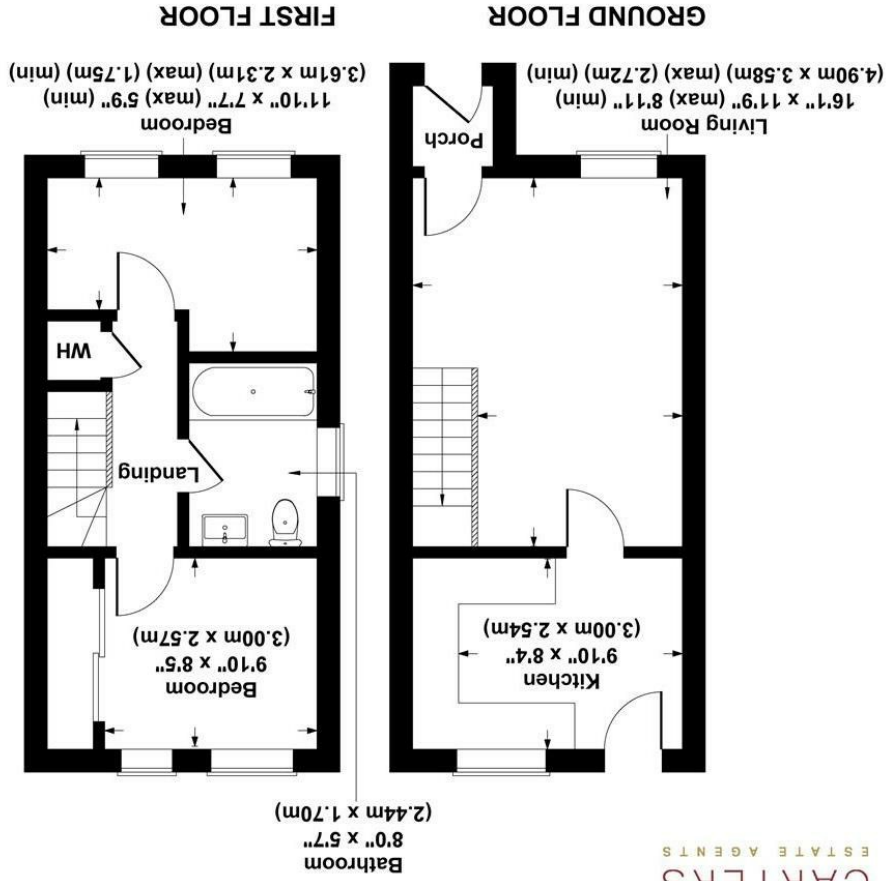


Energy Efficiency Graph



Waveley Road, Coventry, CV1 3PQ

Approximate Area = 600 sq ft / 55.7 sq m



Floor Plan

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers 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.

71 Waveley Road

, CV1 3PQ

FRESHLY DECORATED & NEW CARPETS THROUGHOUT

A well presented two bedroom end terraced property located off the Holyhead Road near Coventry City centre. The property briefly comprises entrance porch, lounge with stairs to the first floor, kitchen/diner with a matching range of wall and base units with an integrated oven, hob and extractor, plumbing for washing machine plus a door leading into the rear garden. To the first floor there are two bedrooms and a bathroom comprising a white three piece suite with electric shower over the bath. Externally there is a shared driveway to the side of the property with parking for two vehicles, to the rear there is a landscaped garden with decking and slate borders and there is a small lawned garden to the front of the property. The property benefits from electric heating and double glazing. EPC rating E. Council tax band B. No Pets. The property is mains connected for water, utilities & sewerage.

****RENT £975.00 ** HOLDING DEPOSIT £225.00** SECURITY DEPOSIT £1125.00****



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.