

**2 Bedroom House - Terraced**  
**located on Ashby Close, Coventry**  
**Per Calendar Month £950 Per**  
**Calendar Month**

**UP** Estates





AVAILABLE IMMEDIATELY – TWO DOUBLE  
BEDROOM HOME – SOUTH/WEST FACING  
GARDEN – GARAGE & DRIVEWAY – QUIET BINLEY  
CUL-DE-SAC

A well-presented two double bedroom home located in a quiet cul-de-sac in Binley, overlooking a pleasant green to the front and offering a spacious south/west facing rear garden.

The property features an entrance porch, a good-sized lounge diner, and a bright kitchen breakfast room with access to the rear garden. There is also a useful rear lobby for extra storage.

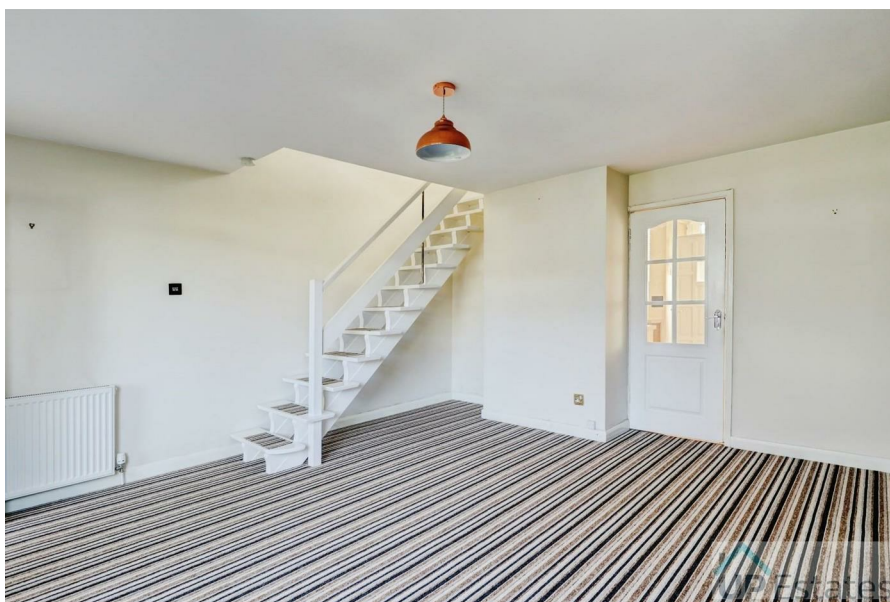
Upstairs, there are two double bedrooms and a modern shower room.

Externally, the home offers a low-maintenance garden, a garage with power and lighting, and a private driveway.

Situated close to local amenities, schools, and transport links. Available immediately.

## £950 Per Calendar Month

- SPACIOUS SOUTH/WEST FACING GARDEN
- GARAGE WITH POWER/LIGHT AND DRIVEWAY
- POPULAR BINLEY LOCATION
- KITCHEN BREAKFAST ROOM WITH FURTHER LOBBY
- GREEN TO FRONT ASPECT
- COUNCIL TAX BAND A
- EPC RATED C
- TWO GOOD SIZED DOUBLE BEDROOMS





## RELEVANT LETTING FEES AND TENANT INFORMATION FOR L

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate







Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices  
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months, rent is to be paid in advance for each period agreed. It is the tenant's responsibility to insure any personal possessions.







Ashby Close, Binley, Coventry





Total Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup> (excluding garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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