



**ASSURED  
RESIDENTIAL**

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**21 Jackers Road  
Coventry, CV2 1PH**

**£875 Per Month**

A well presented double fronted two bedroom end terrace house located in Longford just to the north of Coventry. The property has been recently internally redecorated, has grey carpeting upstairs and wood laminate flooring downstairs, an attractive kitchen with freestanding cooker and an integral fridge and freezer and good sized modern shower room. There is gas fired central heating, UPVC double glazing and a small garden to the rear. Offered on an unfurnished basis. AVAILABLE MARCH.

### To The Front

The property is set behind a small walled front garden

### Hall

2'8" x 2'8" (0.81m x 0.81m)

Leading directly on either side to both reception rooms and to the stairs.

### Living Room

11'10" max x 11'11" (3.61m max x 3.63m)



With wood laminate flooring.

### Dining Room

11'11" max x 11'11" (3.63m max x 3.63m)



With wood laminate flooring and leading through to the kitchen.

### Kitchen

14'7" x 5'11" (4.45m x 1.80m)

Fitted with an attractive range of wall and base units with an integral built under fridge and freezer and with a free standing cooker. A doorway leads to the shower room and another to the conservatory.

### Shower Room

10@10" x 5'10" (3.05m@3.05m x 1.78m)



Attractively fitted with a large walk-in shower enclosure with a chrome mixer shower, a range of slimline vanity units with half inset basin, chrome monoblock mixer tap and concealed cistern WC. The walls are fully tiled and there are ceramic tiles to the floor.

### Conservatory

A UPVC conservatory.

### Landing

Leading to both bedrooms and with a window overlooking the rear.

### Bedroom One

11'11" x 11'11" (3.63m x 3.63m)



With a window to the front and with a walk-in over stair cupboard.

### Bedroom Two

11'11" x 11'11" (3.63m x 3.63m)

With a window to the front and a cupboard enclosing the combination central heating boiler.

## Rear Garden



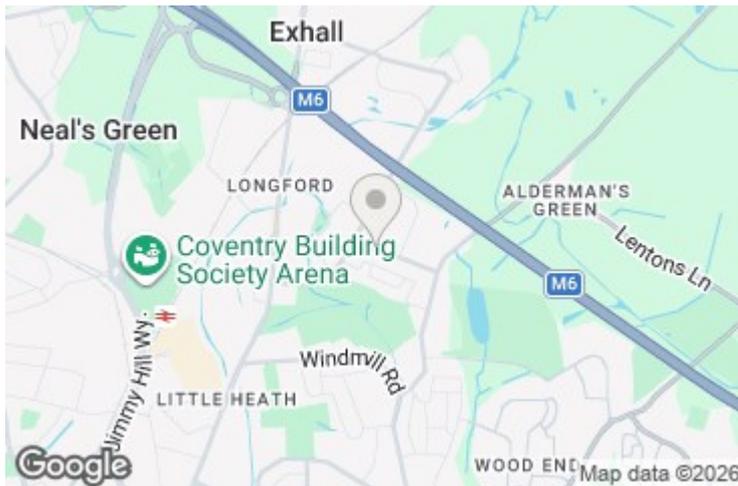
Mature gardens offering generous outside space to the rear and side. There is direct gated access to the garage.

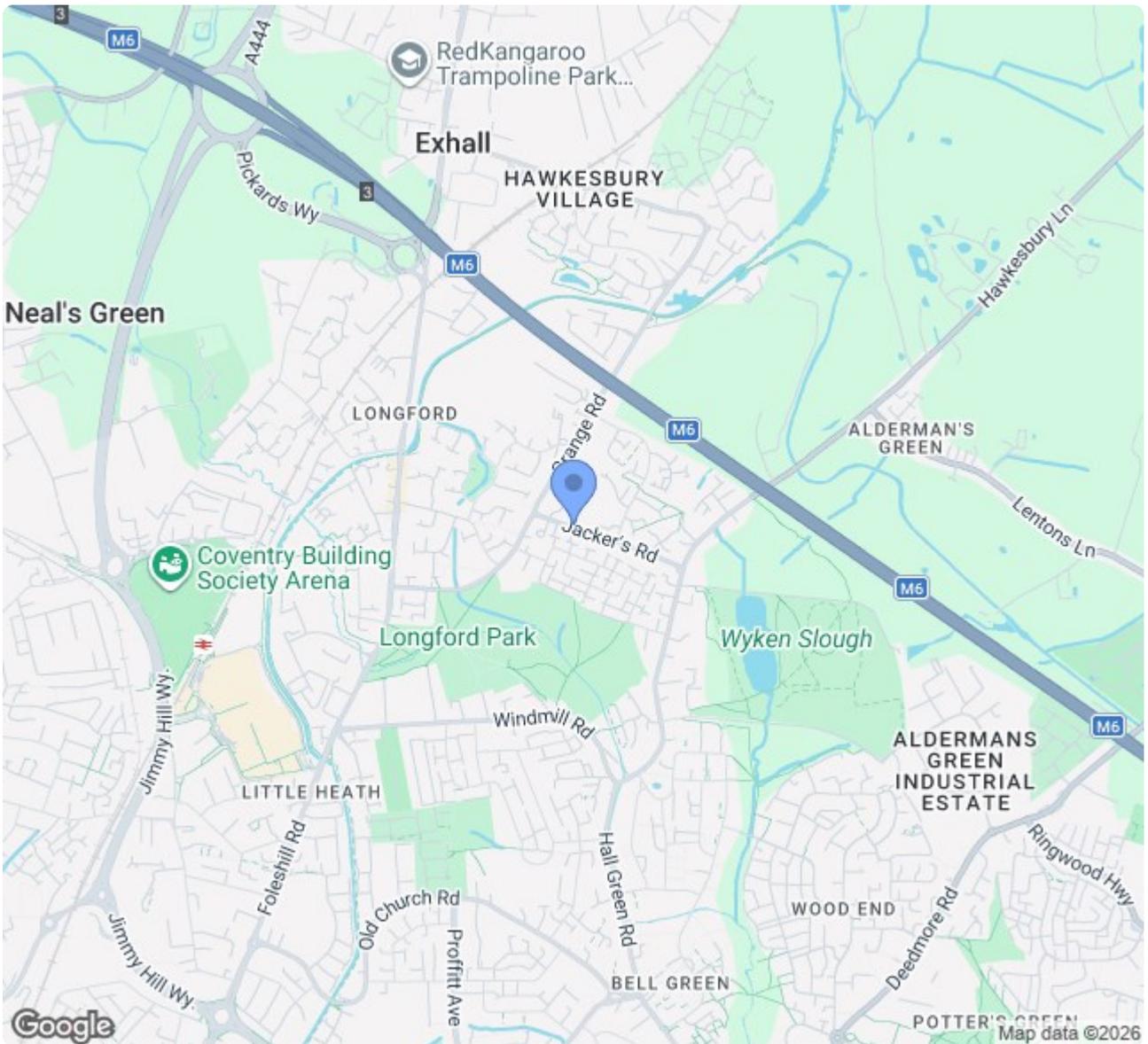
## Council Tax

Band B

## Deposit

A Security Deposit of £1009 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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.