# 5 The Carabiniers, New Stoke Village, Coventry, CV3 1PW

Asking Price £1,100.00 p.c.m.



Two Bedroom Semi Detached Property
uPVC Double Glazed
Gas Centrally Heated
Fitted Kitchen * Ground Floor Cloakroom
Spacious Lounge
First Floor Fitted Bathroom
Gardens to Front & Rear of Property * Parking Bay
Unfurnished *
Available Mid to end of December 2026

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**Accommodation Comprising**
Door to:

**Hall**
Doors to Kitchen, Lounge and Cloakroom. Central heating radiator.

**Cloakroom**
uPVC double glazed window to the front. Low level wc and pedestal wash hand basin. Central heating radiator.



**Kitchen**
*9'2 (2.74 M) approx. x 5'3 (1.52 M) approx.*
Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in electric oven, gas hob and extractor fan over. Plumbing and space for automatic washing machine. Space for fridge/freezer. Cupboard housing boiler.



**Lounge**
*14'0 (4.27 M) approx. x 12' (3.66 M) 6 approx.*
French uPVC double glazed windows to the rear. Two central heating radiators. Understairs cupboard.

**First Floor**
**Landing**
All rooms off. Access to the loft. Central heating radiator.



**Bedroom 1**
*12'5 (3.66 M) approx. x 8'10 (2.44 M) approx.*
Two uPVC double glazed windows to the front. Central heating radiator. Built in cupboard.

**Bedroom 2**
*12'6 (3.66 M) approx. x 9'3 (2.74 M) approx.*
uPVC double glazed window to the rear. Central heating radiator.



**Bathroom**
Fitted white suite comprising of panelled bath with shower over. Low level wc and pedestal wash hand basin. Central heating radiator. uPVC double glazed window to the side.

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**Exterior**

**Gardens**

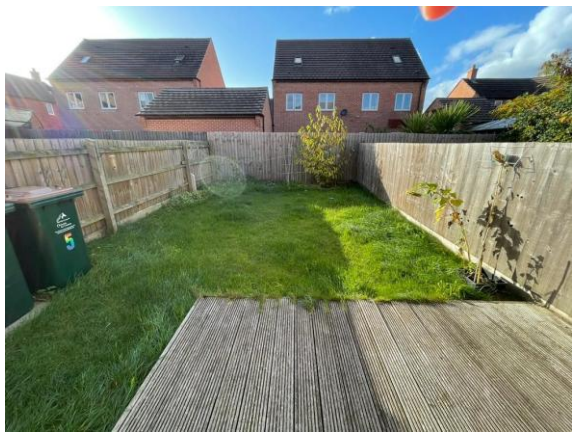
Front - small foregarden.  Parking bay to side of property.
Rear - Side pedestrian access to the side.  Decked area and laid to lawn.  Fence to sides and rear.

**Agents Notes**

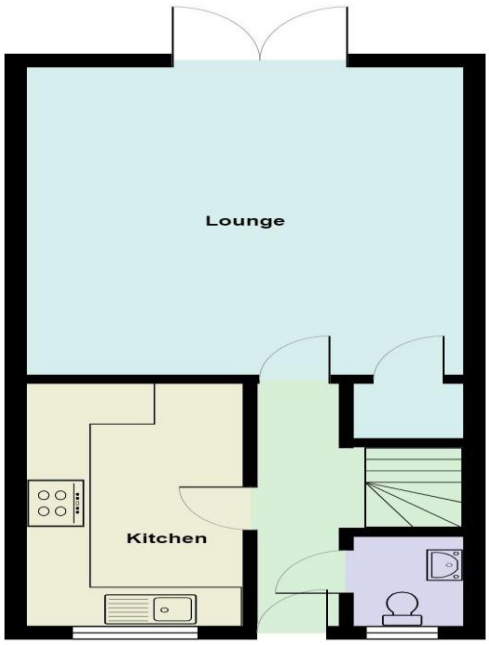
Council Tax Band B £1956.96

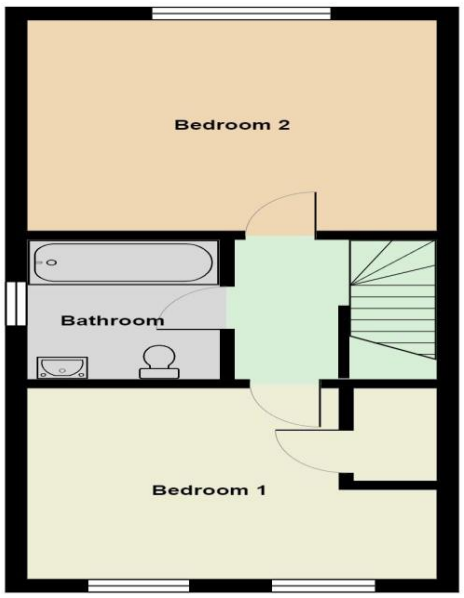






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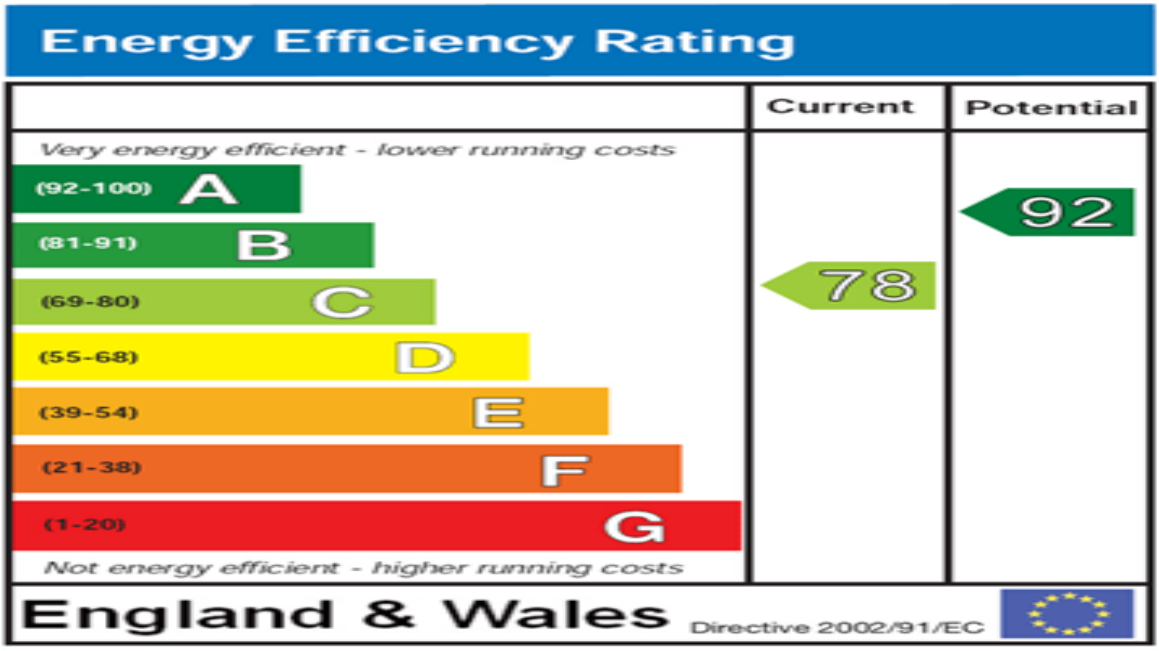











The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**IMPORTANT NOTICE**
For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.
**AGENTS NOTES**
Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.