ASSURED RESIDENTIAL

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH
Tel: 024 7622 5030
Email: lettings@assuredresidential.com
Web: assuredresidential.com










## 6 Latham Road
## Coventry, CV5 6HR

**£875 Per Month**

*** REDECORATED THROUGHOUT*** A two bedroom end of terrace house located just to the west of Coventry City centre in sought after Earlsdon, with its host of local amenities, eating establishments and character. The property benefits from UPVC double glazing and gas fired central heating and comprises two reception rooms, fitted kitchen, family bathroom, rear bedroom with ensuite shower room, second double bedroom and rear garden with a shed. Offered on an unfurnished basis. AVAILABLE NOVEMBER.

arla | propertymark PROTECTED

Access to the property is via small paved foregarden

## FRONT RECEPTION ROOM
11'3" max x 11'5" (3.43 max x 3.48)



Having oak style laminate flooring, double glazed window to front and a radiator

## LOBBY
Having stairs to first floor

## REAR RECEPTION ROOM
11'3" max x 12'0" (3.43 max x 3.66)



Having oak style laminate flooring, double glazed windows to rear and side, radiator and an under stair cupboard.

## KITCHEN
12'7" x 5'6" (3.84 x 1.68)



Having double glazed window to side, combi gas central heating boiler, stainless steel one and half bowl sink unit set in base, range of matching base and wall cupboards with charcoal colour worktops

## REAR LOBBY
Having double glazed door to rear garden and door to

## BATHROOM
6'2" max x 5'11" (1.88 max x 1.80)



Having double glazed window to rear, part tiling to walls, radiator and white bathroom suite.

## LANDING
Having double glazed window to side.

## REAR BEDROOM
11'10" x 7'5" (3.61 x 2.26)



Having laminate flooring, radiator, double glazed window to rear.

## ENSUITE SHOWER ROOM



Having double glazed window to side, laminate flooring, radiator, bathroom cabinet, extractor fan and white suite comprising WC, wash hand basin and built in shower cubicle with a mixer shower.

## FRONT BEDROOM
11'5" x 11'6" (3.48 x 3.51)



Having double glazed window to front, laminate flooring, built in cupboard and radiator.

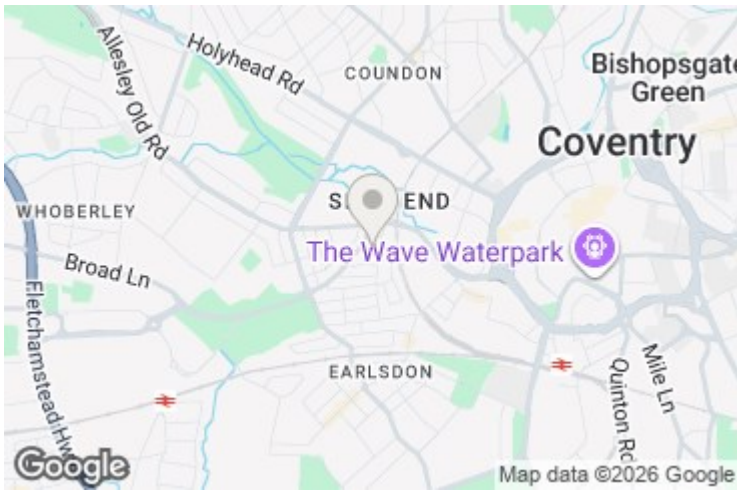
## REAR GARDEN

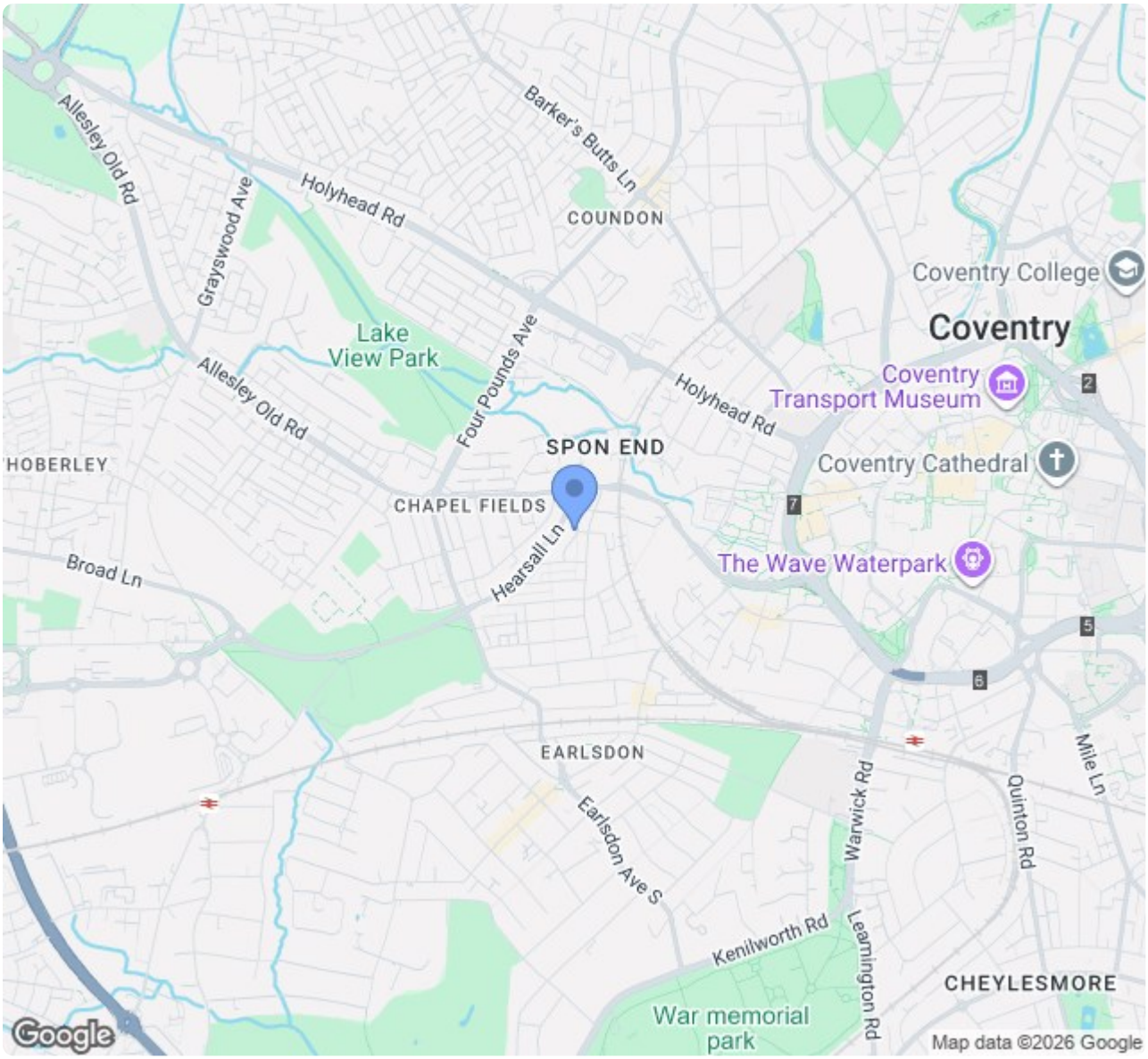


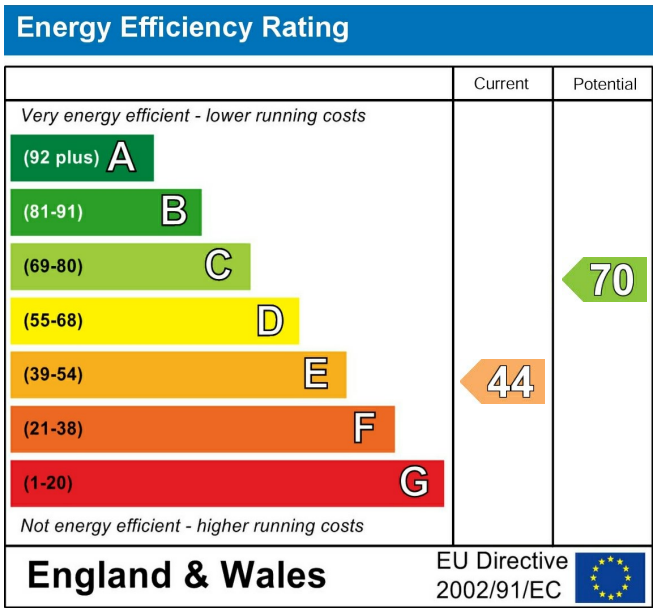
Attractive rear garden with borders of shrubs and garden shed to rear.

## COUNCIL TAX
Band A

## Deposit
A Security Deposit of £1009.00 will be payable in addition to the first month's rent prior to the start of the tenancy.






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 firms employment has the authority to make or give any representation or warranty in respect of the property.