



42 Regina Crescent, Walsgrave, Coventry, CV2 2EP

Asking Price £0.00 p.c.m.



One Bedroom Semi-Detached Bungalow

Lounge/Dining Area

Modern Kitchen

Modern Shower Room

Utility

Garage with driveway

Rear Garden

Available Now

Unfurnished

Ground Floor Entrance

Entrance into block and lobby



Door into:

Hallway

Doors leading off to all rooms. Access to loft. Built in storage cupboard

Kitchen

3.3m (10' 10") approx x 2.0m (6' 7") approx

Ample wall and base units with worktop over. Stainless steel single drainer sink unit with mixer tap. Integrated Oven and grill, Induction hob and extractor over. under counter space for fridge. Tiled splashbacks. Boiler Single glazed windows to the rear.



Lounge/Diner

3.7m (12' 2") approx x 3.4m (11' 2") approx

Central heating radiator. Gas fire. Archway through to dining:



Dining Area

2.1m (6' 11") approx x 2.9m (9' 6") approx

Central heating radiator. UPVC double glazed sliding doors to the garden. Door to:

Utility

1.5m (4' 11") approx x 2.1m (6' 11") approx

Space for fridge freezer. UPVC double glazed door into the garden and to the drive.



Bedroom

3.6m (11' 10") approx x 3.8m (12' 6") approx

Central heating radiator, UPVC double glazed window to the front. Built in storage cupboard

Shower Room

1.9m (6' 3") approx x 1.6m (5' 3") approx

With low level WC, vanity sink unit with mixer tap and storage below. Corner Shower cubicle with electric shower. Tiled walls. Chrome heated towel rail. UPVC double glazed window to the side.



Garage

5.9m (19' 4") max approx x 2.8m (9' 2") approx

Double doors onto the driveway. Power and lighting. Door into the garden. Single glazed window to the side.

Gardens

42 Regina Crescent, Walsgrave, Coventry, CV2 2EP


Front: Block paved drive to garage and slabbed small garden. Low wall to the front. Rear: Landscaped garden with patio area. Mainly laid to lawn with mature shrub borders. Fencing to side and rear.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in the tenancy proceeding. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential tenants are advised to recheck the measurements before committing to any expense.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		Directive 2002/91/EC 	

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.