



31 Milverton Road, Coventry, CV2 1GD

£1,250 Per month

**TO LET**

- 3-Bedroom Semi-Detached House
- Spacious rear garden with seating area
- Bright living room with garden acces
- Family bathroom with shower over bath
- Close to Walsgrave Hospital, local schools and amenities
- Driveway parking
- Kitchen diner with white goods
- Downstairs WC
- Gas hob, extractor fan, electric oven, dishwasher, washing machine and fridge freezer.



## Directions

## THE PROPERTY

ND Real Estate is pleased to present this 3-Bedroom Semi-Detached House in Milverton Road, Coventry CV2 . With Drive and Rear Garden. Available NOW. Perfect for small families or professionals. Small Pets Accepted.

As you step into the property, you are welcomed by a functional entrance hallway with access to a downstairs WC. The home opens into a spacious kitchen diner, fully equipped with white goods including a washing machine, dishwasher, oven, gas hob, and extractor fan (white goods are gifted).

The living room is light with direct access to a well-maintained rear garden, complete with a seating area.

Upstairs, the property offers three bedrooms: a generous master bedroom with en-suite, a comfortable double bedroom, and a single bedroom which can also be used as a home office.

A modern family bathroom with a shower over the bath, along with a useful storage cupboard on the landing, completes the first floor.

This property is in great condition and ready to move into immediately.

With beautiful hard flooring downstairs double glazing and gas central heating. In great condition and ready for your move-in!

Energy Efficient EPC rating: B

Council Tax Band: B.

At the time of application, a Holding Fee equal to 1 week's rent will be required.

The Security Deposit is equal to 5 weeks' rent.

Contact our office to arrange a viewing!

Marketed by ND Real Estate

ND Real Estate is an independent lettings agency based in Coventry and Nottingham, providing professional residential lettings services across selected locations in England.

## SITUATION