



Lymore Croft

, Coventry, CV2 2PS

£1,150 Per Month



Pointons Estate Agents are pleased to offer this well-presented two-bedroom end mews home, available to rent in the quiet cul-de-sac of Lymore Croft, Walsgrave, Coventry.

Ideally located within close proximity to University Hospital Coventry & Warwickshire, this property is perfectly suited to healthcare professionals or those seeking convenient access to local amenities and transport links.

The accommodation briefly comprises an entrance hallway, an extended fitted kitchen with pleasant open views to the front, and a spacious lounge/diner with double doors leading into a second reception room ideal as a sitting area, home office or additional living space.

To the first floor, there are two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a family bathroom.



Entrance Hall

Entrance door into property, central heating thermostat, stairs to first floor, doors to:

Kitchen 10'4" x 6'11" (3.16m x 2.10m)

Fitted with matching base and eye level units, worktop with 1 & 1/2 sink with drainer and mixer tap, integrated oven/hob and extractor fan, plumbing for washing machine, space for fridge and freezer, window to front, tiling to all walls.

Lounge/Diner 13'4" x 13'1" (4.07m x 3.99m)

feature wooden beams to ceiling, gas fire with surround to side, window to rear, door to garden, double doors to:

Lounge Area 13'0" x 9'8" (3.96m x 2.95m)

Tv ports, feature fire places with gas fire, window to front, sliding door to garden.

Bedroom 1 9'11" x 13'1" (3.01m x 3.99m)

Window and radiator to front, fitted wardrobes, fitted above bed storage cupboards

Bedroom 2 10'8" x 8'4" (3.26m x 2.53m)

Window and radiator to rear, fitted wardrobes.

Bathroom 8'2" x 4'6" (2.48m x 1.36m)

fitted with a three price suite comprising of; a deep panelled bath with electric shower & rail, close coupled w/c, pedestal hand wash basin, tiling to all walls, window to rear, radiator to side.

Good to Know

Tenure: Freehold

Floor area: 685.60 sqft

Energy efficiency rating: D

Council tax band: C

Year built: 1983

Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

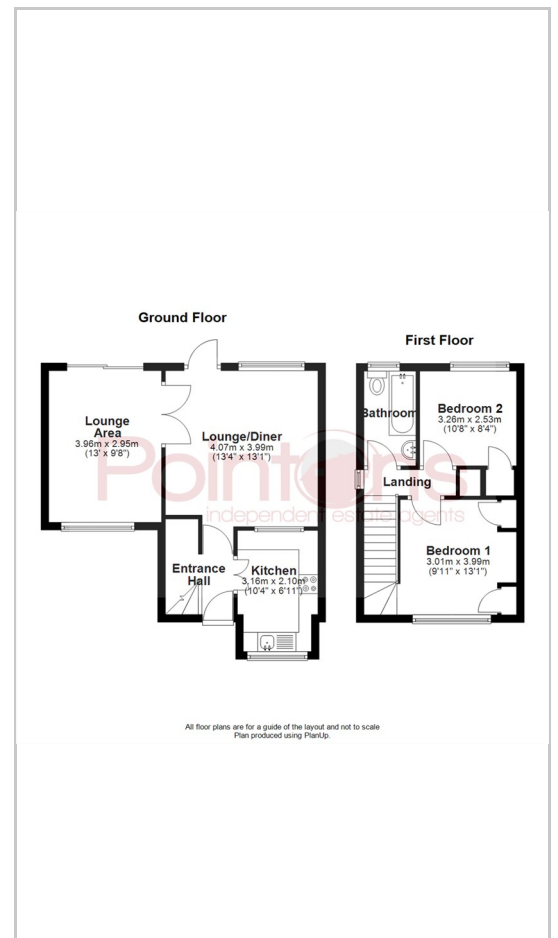
Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

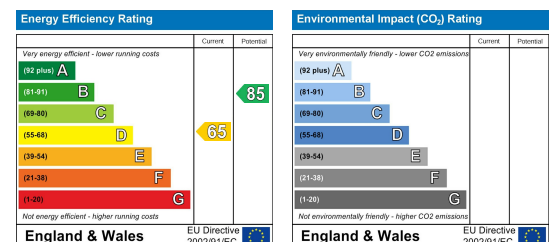
Area Map



Floor Plans



Energy Efficiency Graph



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. Intending purchasers 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.

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