HAWKESFORD

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Residential
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Commercial

ELIZABETH WAY, COVENTRY CV2 2LN

A WELL PRESENTED, MODERN, THREE BEDROOM HOUSE WITH GARAGE LOCATED IN COVENTRY. INTERNAL VIEWING RECOMMENDED.

- Semi detached home
- Fitted Kitchen
- Conservatory and garage included
- Three bedrooms
- En-Suite To Master Bedroom
- Available in October
- Council Tax Band: D
- EPC Rating: C
- Viewing Recommended

3 BEDROOMS | **£1,250 PCM**

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A well-presented three-bedroom semi-detached house situated in a popular area of Coventry, offering spacious and practical family accommodation.

The property comprises a fitted kitchen, conservatory, three bedrooms and an en-suite, together with a family bathroom.

Externally, the property benefits from a garage and off-road parking to the front, as well as a rear garden.

Ideally located close to Wyken Nature Reserve, Coombe Abbey and Coventry Hospital, with a range of local amenities and transport links within easy reach.

An ideal family home and early viewing is highly recommended.

Available in October on an unfurnished basis.

Accommodation Comprises:
Entrance hall with ground floor utility/wc, kitchen with appliances, living room, conservatory with French doors leading onto the garden, family bathroom with shower, master bedroom with en-suite, further double bedrooms and single bedroom, single garage. Situated close to the Walsgrave hospital and the Eastern bypass, this well presented three bedroom home is offered on an unfurnished basis. The property has neutral décor throughout and internal viewing is recommended.

Entrance Hall
With built-in under stairs cupboard and with door giving access to:

Utility/WC
With obscure glazed window to the side elevation. Space and plumbing for a washing machine. White fitted wash hand basin and low level WC.

Breakfast Kitchen 11'1" x 17'0" (3.38m x 5.20m)
With tiled flooring, fitted with a gas hob and electric oven, extractor fan over cooker position, built-in dishwasher, fridge and freezer. Windows to the front elevation and door leading to the rear garden.

Living room 16'9" x 11'2" (5.13m x 3.41m)
With neutral carpet, window to the side elevation overlooking the playing field, feature fireplace and door leading to the:

Conservatory 16'11" x 7'8" (5.17m x 2.35m)
With tiled flooring and door leading onto the garden

Staircase leading to the first floor

Bedroom One 3.51 x 3.42
A double bedroom with double built-in wardrobes, two windows to the front and side elevation and door leading into the

En-suite
Fitted with a white suite to comprise; low level wc, pedestal wash hand basin and shower

Bedroom Two 11'2" x 9'6" (3.41m x 2.91m)
A double bedroom with dual aspect windows and a built-in wardrobe

Bedroom Three 7'9" x 7'3" (2.38m x 2.23m)
A single bedroom with a window to the front elevation

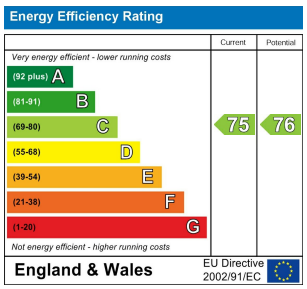
Bathroom
Obscure glazed window to the front of the property. Bath with shower over, pedestal wash hand basin, low level WC and airing cupboard

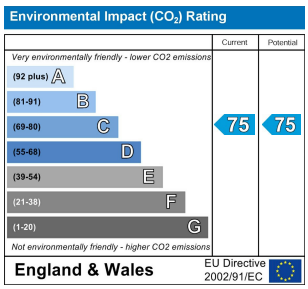
Outside
To the rear mostly laid to lawn with paved pathway leading to the

Garage with up and over door and single parking space in front

Lettings Disclaimer
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
75
75
England & Wales
EU Directive 2002/91/EC