



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

Tel: 024 7622 5030

Email: lettings@assuredresidential.com

Web: assuredresidential.com



**40 Kingsford Road
Coventry, CV6 3LP**

£975 Per Month

A two bedroom property located on the popular Daimler Green development in Radford, offering well presented accommodation and being conveniently close to the City centre. The property benefits from all of the usual features of a newer home with UPVC double glazing, gas fired central heating and a beech effect kitchen with a gas hob, built under double electric oven and concealed extractor hood.

There is a tap mixer shower over the bath and neutral decor and carpeting throughout. There is allocated parking to the front. The property is offered on an unfurnished basis. AVAILABLE MARCH.

To The Front

The property has parking to the front for one car and is set behind a small garden.

Hallway

6'3"max x 13' (1.91mmax x 3.96m)

With wood effect laminate flooring and an under stair cupboard

Kitchen

5'11" x 9' (1.80m x 2.74m)



Fitted with modern beech effect wall and base units, concealed extractor hood, white enamel gas hob, white double built under electric oven, space for a tall fridge freezer and space for a washing machine. There are ceramic tiles to the floor.

Guest WC

3'2" x 6' (0.97m x 1.83m)

With a close coupled WC, wall mounted wash hand basin and ceramic tiles to the floor.

Covservatory

8'7"max x 9'6"max (2.62mmax x 2.90mmax)



An attractive Victorian style UPVC conservatory with dwarf walling, ceramic floor tiles and French doors leading to the well planted rear garden.

Bedroom One (front)

12'7" x 12'max (3.84m x 3.66mmax)



With two windows to the front elevation and an over stair cupboard housing a combination central heating boiler.

Bedroom Two (rear)

6'10"max x 11'11"max (2.08mmax x 3.63mmax)



Lounge

12'7" x 11'5" (3.84m x 3.48m)



With wood laminate flooring, a feature fire surround with 'stove style' electric fire and French doors leading to the conservatory.

Bathroom

5'6" x 11'11" (1.68m x 3.63m)



Fitted with a modern white suite with a 'P' shaped bath with tap mixer shower over and curved glass shower screen, close coupled WC and pedestal basin. There is part black high gloss wall cladding and vinyl tiles to the floor.

Rear Garden



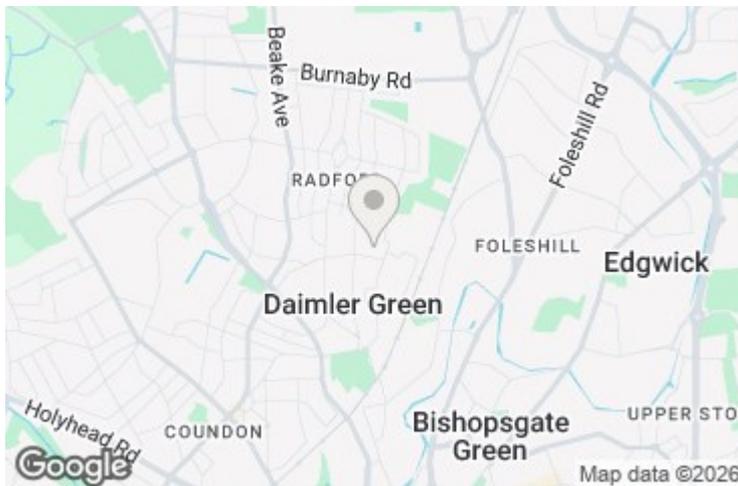
A well planned and attractively planted garden with patio decking and a timber shed.

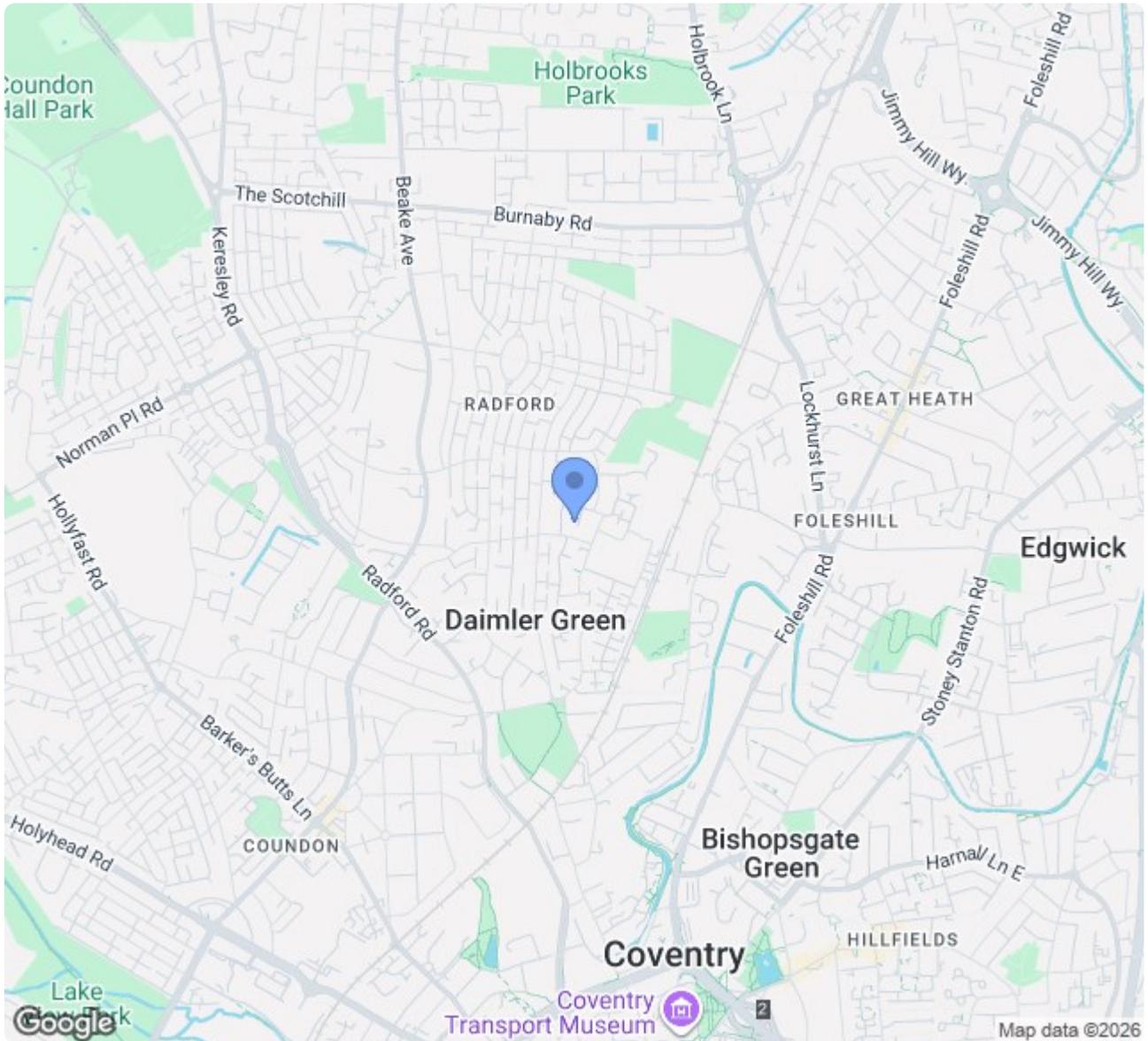
Council Tax

Band B

Deposit

A Security Deposit of £1125.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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