



MATTHEW JAMES
Property Services



£795 Per Calendar Month* fees apply

69 Goring Road, Stoke, Coventry, Warwickshire, CV2 4LU

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TWO BEDROOMS... DUPLEX MAISONETTE... AVAILABLE NOW... CLOSE TO SHOPS AND BUS ROUTE TO CITY CENTRE. Located in Stoke, this lovely two bedroom property needs to be viewed to appreciate what is being offered for rent. Located on the first floor but based over two floors, this property comprises of lounge, kitchen with cooker and bedroom on the first floor with a further bedroom and bathroom on the second. Having a private balcony area and close to a range of shops, school and bus routes into the City Centre. Available immediately, call us now to book your immediate viewing on 02477 170170.

Communal Area

Entered at street level and up one flight of stairs with the front door to the left and access into the:

Lounge Dining Room

13'2 x 11'1 (4.01m x 3.38m)

Being 'L-shaped' having two PVCu double glazed windows to the front elevation, cupboard housing the utility meters and door leading off to the:

Inner Hallway

Having under stairs storage, stairs leading off to the next floor and door leading off to:

Breakfast Kitchen

10'9 x 9'4 (3.28m x 2.84m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, space for a table and chairs, space for a fridge freezer, tiling to all splash prone areas and door leading to:

Bedroom Two / Dining Room

10'10 x 6'9 (3.30m x 2.06m)

Having a double obscure glazed door that leads to the rear balcony area. Perfect as a bedroom, office, play room or dining room.

First Floor Landing

Having a doors leading off to:

Bedroom One

11'1 x 10'2 (3.38m x 3.10m)

Having a PVCu double glazed window to the front elevation and walk-in closet with hanging rail.

Family Bathroom

7'5 x 5'11 (2.26m x 1.80m)

Having a PVCu double obscure glazed window to the rear elevation, pedestal wash hand basin, panel bath with shower over, Low level flush WC and tiling to all splash prone areas.

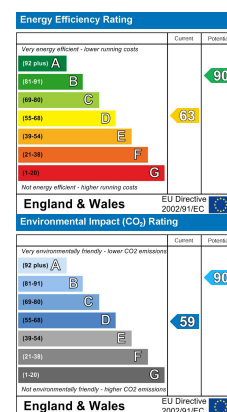
Balcony / External Areas

Having a balustrade private area for seating / washing, rear stairs and rubbish chute.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



CONTACT INFORMATION

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