



**2 Bedroom House - Terraced**  
**located on Caludon Road, Coventry**  
**Per Month £1,100 Per Month**

**UP Estates**



AVAILABLE NOW | FULLY REFURBISHED TWO  
BEDROOM HOME | EXTENDED ACCOMMODATION |  
EXCELLENT LOCATION

Available immediately, this beautifully refurbished two bedroom mid terraced home is situated on the popular Caludon Road in the Stoke area of Coventry. Finished to a high standard throughout, the property offers spacious and modern accommodation, making it ideal for professionals, couples or small families.

The ground floor comprises a bright and spacious open plan lounge diner, providing an excellent space for relaxing and entertaining. To the rear, the property has been extended to create a well proportioned kitchen and a modern family bathroom.

Upstairs, there are two generous double bedrooms, both offering plenty of natural light and well proportioned living space.

Externally, the property benefits from a low maintenance rear garden, ideal for enjoying the warmer months with minimal upkeep.

Conveniently located close to local amenities, schools and excellent public transport links, the property also offers easy access to Coventry City Centre and the surrounding road network.

£1,100 Per Month

- AVAILABLE NOW
- FULLY REFURBISHED THROUGHOUT
- EXTENDED TWO BEDROOM MID TERRACED HOME
- MODERN KITCHEN & FAMILY BATHROOM
- TWO GENEROUS DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- EASY ACCESS TO COVENTRY CITY CENTRE





## RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate



Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices  
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



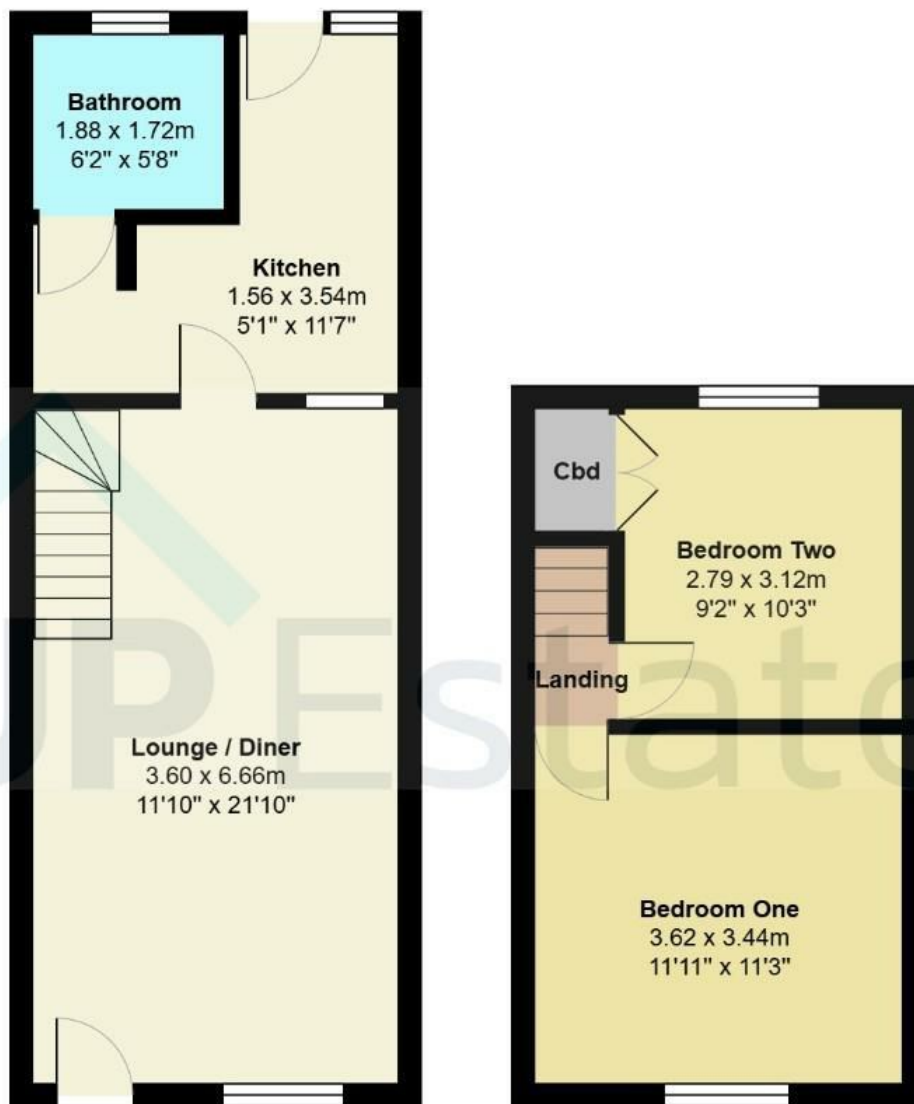
Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant's responsibility to insure any personal possessions.





Caludon Road, Coventry





Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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**UP** Estates