ASSURED RESIDENTIAL

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13 Bartlett Close
Coventry, CV6 6FU

£875 Per Month

*** REDECORATED *** A two bedroom semi detached house in a cul-de-sac situation and with with driveway parking and a timber garage, located in Foleshill, to the north of Coventry. The property benefits from UPVC double glazing, gas fired central heating, a maple fitted kitchen with tile effect cushion flooring, bathroom with P shaped bath and mixer shower over, two good bedrooms and two reception rooms. Offered on an unfurnished basis. AVAILABLE OCTOBER.

arla | propertymark PROTECTED

TO THE FRONT

The property is set behind a small walled front garden.

LOUNGE

12'2" max x 11'10" in to bay (3.71 max x 3.61 in to bay)

There is a three facet bay window, a gas fire in a white surround with composite marble inset and wood laminate flooring

DINING ROOM

12'2" max x 10'4" (3.71 max x 3.15)

With wood laminate flooring.

KITCHEN

Fitted with maple effect units with contrasting dark worktops, a stainless steel gas hob, stainless steel electric built under oven and tile effect cushion flooring. French doors lead to the rear garden.

LANDING

2'8" x 13'9" (0.81 x 4.19)

BEDROOM ONE (FRONT)

12'1" max x 9'10" (3.68 max x 3.00)

With a built in overstair cupboard.

BEDROOM TWO (REAR)
9'3" x 10'5" (2.82 x 3.18)

With a built in over stair cupboard.

BATHROOM
5'10" x 6'1" (1.78 x 1.85)

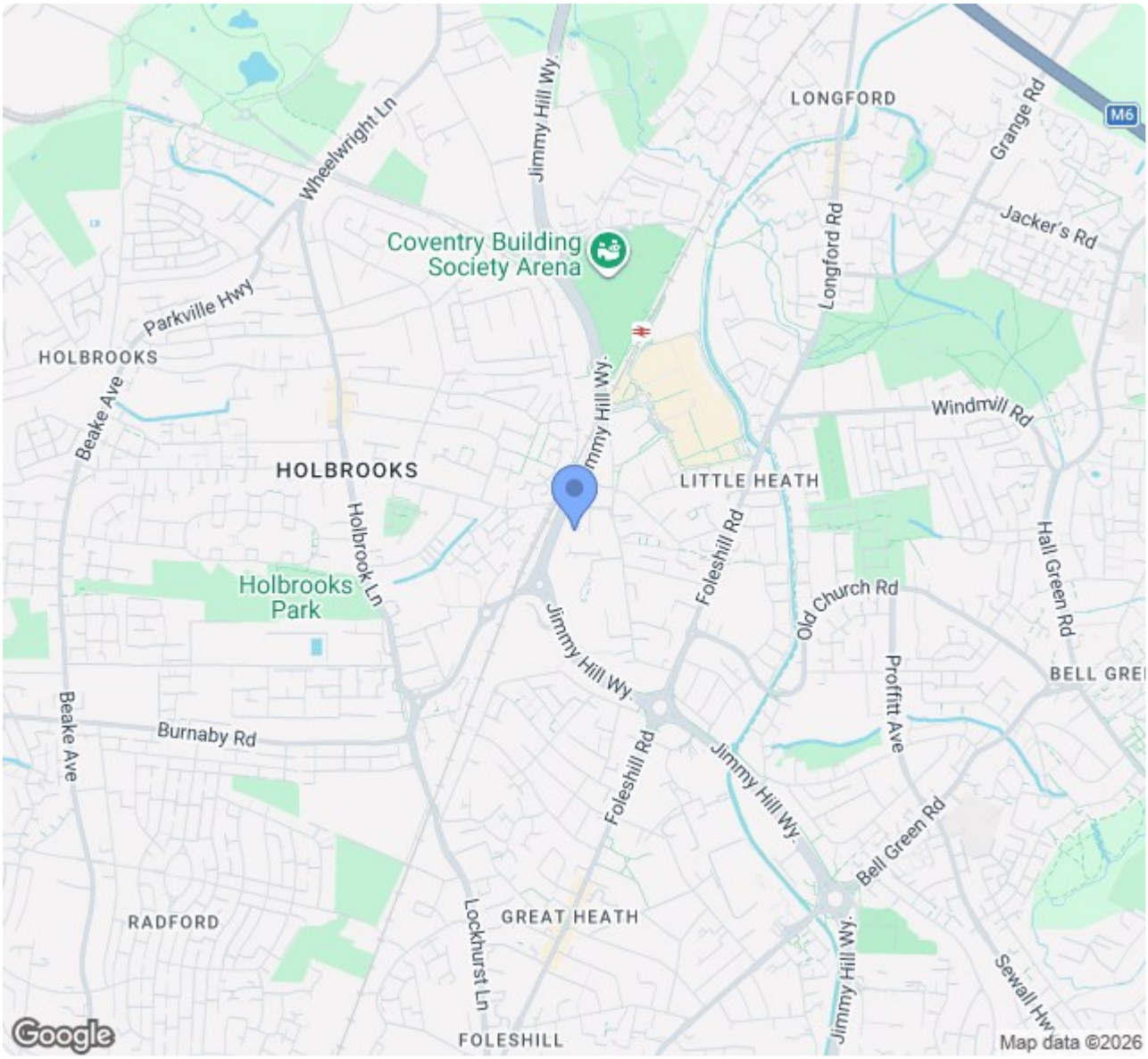
Fitted with a white suite including a P shaped bath with a mixer shower over . There is a chrome ladder style towel rail and cushion flooring

TO THE SIDE AND REAR

There is direct driveway parking leading to a timber garage. The rear garden is paved.

COUNCIL TAX
Band A.

Deposit
A Security Deposit of £1009.00 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		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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