



## **48 Blandford Drive, Walsgrave, Coventry, CV2 2JB**

Asking Price £1,200.00 p.c.m.



Three Bedrooms  
Lounge Diner  
Fitted Kitchen  
Front And rear gardens  
Downstairs WC  
Garage  
Parking Space  
Unfurnished  
Available Now

48 Blandford Drive, Walsgrave, Coventry, CV2 2JB

## **front**

### **Entrance**

Double glazed door to

### **Porch**

1.7m (5' 7") X 1.8m (5' 11")

Space for coats and shoes door to WC And Hallway

### **Ground floor WC**

0.8m (2' 7") x 1.4m (4' 7")

Low level WC, Hand wash basin, Double glazed window to side

### **Hallway**

central heating radiator, Space for storage, doors to Kitchen and lounge diner, Stairs to first floor.

### **Kitchen**

3.3m (10' 10") x 3.6m (11' 10")

Ample Wall and base units with work top over, stainless steel sink with drainer and mixer tap. 4 ring gas hob with extractor over, gas oven and grill, Space for washing machine and fridge freezer. Space for dining table. Double glazed window to front. Valiant boiler.

### **Lounge diner**

3.3m (10' 10") x 5.2m (17' 1")

double glazed window to rear, double glazed sliding door to patio. Central heating radiator.

### **landing**

All rooms off, Storage cupboard & loft access

### **Bedroom 1**

3.7m (12' 2") x 2.7m (8' 10")

Built in storage, Central heating radiator, Double glazed window to rear

### **Bedroom 2**

3.0m (9' 10") x 2.7m (8' 10")

Built in double wardrobe with sliding doors, Central heating radiator, double glazed window to front

### **Bedroom 3**

2.4m (7' 10") x 2.2m (7' 3")

Central heating radiator, Double glazed window to rear.

### **Bathroom**

2.0m (6' 7") x 1.6m (5' 3")



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low level WC, hand wash basin, PB Shower Hose. Tiled walls and floor. Chrome heated towel rail. Double glazed window to front.

### **Rear garden**

Patio area, mostly laid to lawn, wooden fence to both sides, gate to rear for access to parking space

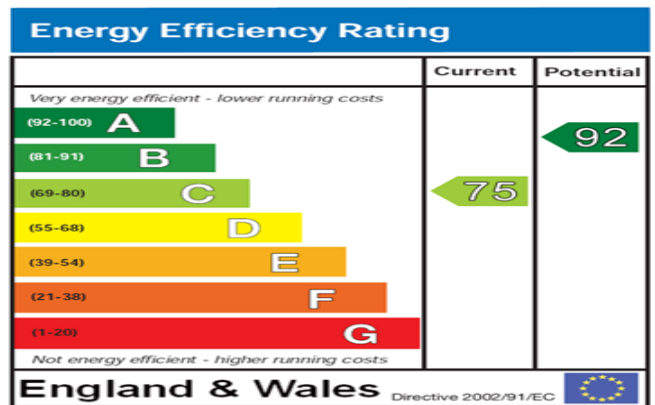
### **Garage**

### **AGENTS NOTES**

Council Tax Band B £1956.96



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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