



## 2 Riverslea Road, Binley, Coventry, CV3 1LD

Asking Price £650.00 p.c.m.



### HMO - Shared House

One Double Room with ensuite, One Double room

All Bills Included (Heating, Lighting, Broadband, Council Tax & Water)

Ensuite double room Available Now, Double room Available Mid june

Shared well-equipped kitchen/Diner

Shared Bathroom with Shower

Cloakroom with WC,

Quiet/Reading Room

Rear garden with Garage for bike storage

### Entrance

Composite Door into the hallway, central heating radiator, stairs off to the first and second floor, door to Bedroom 5, Ground Floor Cloakroom including: Low Level WC, hand wash basin, wall mounted mirror fronted storage, central heating radiator, door to the:

### Open Plan Kitchen/Diner

4.26m (13' 12") x 3.15m (10' 4")

Ample cream wall base units with work tops over, gas cooker/hob with extractor above, integrated dishwasher, Fridge Freezer, Wall mounted boiler, Stainless steel sink unit with mixer tap, washing machine, pantry cupboard, dining table with two dining chairs, pantry cupboard, Microwave, Toaster, Kettle, Two Central heating radiators, Door to the rear garden.



### Bedroom Five £600 per month

4.27m (14' 0") x 3.18m (10' 5")

Including a double bed, desk with office chair, comfy arm chair with stall and coffee table, Double wardrobe, two central heating radiators, UPVC Double glazed bay window to the front with a curtain, UPVC Double glazed patio doors onto the garden with a curtain.



### First Floor Landing

Bedrooms Three and Four off, quiet room, Bathroom and stairs off to the first floor. Airing cupboard and storage cupboard.

### Bedroom Three first floor side £525

3.23m (10' 7") x 2.43m (7' 12")

Including Double Bed, Bed side cabinet, Double Wardrobe, Curtains, Central heating radiator, UPVC Double glazed window with curtains.



### Bedroom Four first floor front £525

3.38m (11' 1") x 2.41m (7' 11")

Including double bed, Bed side cabinet, central heating radiator, Double Wardrobe, UPVC Double glazed window with curtains.



### Quiet Room

2.44m (8' 0") x 1.76m (5' 9")

UPVC Double glazed window to the rear, Central heating radiator. Sofa & Bookshelf

### Bathroom

1.61m (5' 3") x 2.42m (7' 11")

2 Riverslea Road, Binley, Coventry, CV3 1LD

Partly tiled walls, Panelled bath with shower and screen over, Low level WC, Pedestal hand wash basin, Wall mounted chrome towel rail, wall mounted mirror fronted storage.

### Second Floor Landing

Doors to Bedrooms One & Two:



### Bedroom One Second floor side £650

4.21m (13' 10") x 2.60m (8' 6")

Including Double bed, comfy arm chair with stall, Desk with office chair, Bed side cabinet, Built in wardrobes, UPVC Double Glazed window to the front and rear with curtains. Door to the en-suite:



### En-Suite

Shower cubicle with rainfall shower with screen surrounding, Chrome heated towel rail, Low Level WC, Hand wash basin with storage below and a mirror fronted storage above, UPVC Double glazed window to the front.

### Bedroom Two Second floor front £650

4.16m (13' 8") x 2.97m (9' 9")

Including Double bed, Bed side cabinet, comfy arm chair with stall, desk with office chair and a storage drawers unit, Built in wardrobes, Two UPVC Double glazed window to the front with curtains and blinds. Door to en-suite:



### En-suite Shower Room

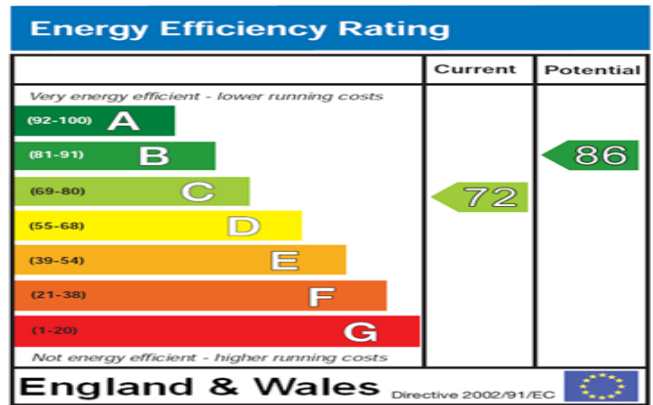
Shower Cubicle with shower and screen surrounding, Hand wash basin, Low level WC, Central heating radiator, wall mounted Mirror fronted storage, UPVC Double glazed window to the rear.

### Gardens

To the rear you have a slabbed patio area and then laid to lawn, door to the garage, fencing to both sides. To the front you have direct access to the garage via a small driveway, Grass area to side of property.



2 Riverslea Road, Binley, Coventry, CV3 1LD



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.