



## 175 Tennyson Road, Wyken, Coventry, CV2 5JD

Asking Price £1,050 pcm



Three Bedroom Mid Terrace Property  
uPVC Double Glazed & Gas Centrally Heated  
Spacious Lounge  
Refitted Kitchen/Dining Room  
First Floor Refitted Bathroom  
Block Paved Front, Garden to Rear with rear access to Garage  
Unfurnished  
Available early July 2023

**Accommodation comprising:**

Single glazed door and side panels to:

**Hall**

Stairs off to the first floor. Understairs cupboard. Central heating radiator. Doors to Lounge and Kitchen/Diner.

**Lounge**

3.32m (10' 11") x 3.94m (12' 11") into Bay  
uPVC double glazed bay window to the front. Central heating radiator. Wall mounted electric fire.

**Kitchen/Diner**

**Kitchen**

3.28m (10' 9") x 1.75m (5' 9")  
Refitted with ample wall and base units in White with work surfaces over. Built in electric oven, hob and extractor fan. Single drainer stainless steel one and half bowl sink with mixer tap. Space for fridge/freezer. Plumbing and space for automatic washing machine. Cupboard housing boiler. Spotlights. uPVC double glazed windows to the side and rear.

**Dining Room**

3.34m (10' 11") x 3.4m (11' 2")  
Open Plan with central heating radiator. Spotlights to the ceiling. uPVC double glazed French doors and side panels out to garden.



## First Floor

### Landing

All rooms off. Access to the loft.

### Bedroom 1

3.95m (12' 12") into Bay x 3.09m (10' 2")  
uPVC double glazed bay window to the front. Central heating radiator.



### Bedroom 2

3.41m (11' 2") x 3.35m (10' 12")  
uPVC double glazed window to the rear. Central heating radiator.



### Bedroom 3

2.04m (6' 8") x 2.25m (7' 5")  
uPVC double glazed window to the front. Central heating radiator.



### Bathroom

Refitted bathroom suite comprising of panelled bath with shower and screen over, low level wc and wall mounted wash hand basin. Chrome heated towel rail. Fully tiled walls and floor. Two inset shelves. Spotlights. uPVC double glazed window to the rear.



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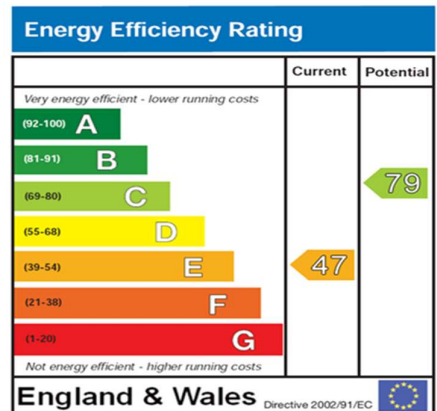
## Exterior

### Gardens

Front - Block Paved Drive.

Rear- Part Artificial grass. Then laid to lawn.  
Timber shed. Fenced to all sides.  
Rear access to garage.





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.