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Coventry Road

Nuneaton, CV11 4NL

£750 pcm

- Large Terrace home
- Three bedrooms
- Lounge & Dining room
- Refitted Kitchen
- Refitted grd floor shower room
- New boiler & Wiring
- Long garden. Unfurnished.
- EPC E. Avail NOW



This delightful three bedroom terrace home offers family sized accommodation and has been significantly improved with the addition of a new boiler, electrics, glazing, carpets, plaster and redecoration, new kitchen and shower room. Providing three bedrooms, shower room to the ground floor, living room, dining room and long rear garden. Offered unfurnished and placed perfectly for access to A444/M6, Bedworth, Coventry and Nuneaton Town centre. EPC E. The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required

#### LIVING ROOM

12' x 14' 4 inc bay" (3.66m x 4.37m) Access via uPVC double glazed door. Providing uPVC double glazed

bay window to front aspect, radiator, decorative coal fireplace with tiled surround and hearth, door to dining room.

#### DINING ROOM

13' 10" x 12' 5" (4.22m x 3.78m) With uPVC double glazed window to rear aspect, radiator, storage cupboard, stairs to first floor and door to kitchen.

#### KITCHEN

10' 8 min" x 7' 6 min" (3.25m x 2.29m) Kitchen comprising of a range of base and wall mounted units, adjoining work surface, tiled splashbacks, uPVC double glazed door and window to side aspect, space for fridge freezer. Stainless steel sink and drainer, built in electric oven, four piece gas hob inset, radiator and door to shower room.

#### SHOWER ROOM

Refitted suite comprising of tiled flooring and walls, low flush w.c, wash basin, towel radiator and shower cubicle. uPVC double glazed window to rear aspect.

#### LANDING

Doors to bedrooms and loft access. uPVC double glazed window to side aspect.

#### BEDROOM ONE

12' 8" x 11' 11" (3.86m x 3.63m) With uPVC double glazed window to front aspect, radiator and built in storage.

#### BEDROOM TWO

10' 11" x 11' 11" (3.33m x 3.63m) With uPVC double

glazed window to rear aspect, radiator. Feature cast iron fireplace.

### BEDROOM THREE

7' 9" x 10' 10" (2.36m x 3.3m) With uPVC double glazed window to rear aspect, radiator. Storage cupboard.

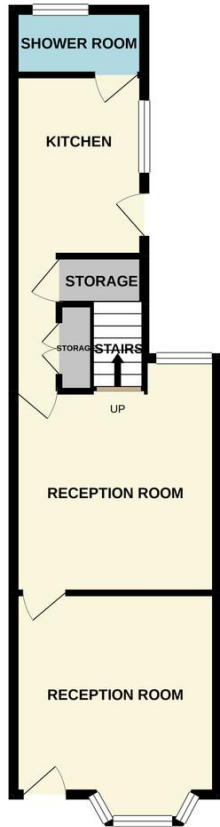
### OUTSIDE

To the front is a tiered paved frontage with brick wall to front aspect, gated access and steps to front door.

The rear garden provides a paved area leading to long lawned garden with fencing and retaining wall. Gated access to shared pathway to front.



GROUND FLOOR  
44.0 sq.m. (473 sq.ft.) approx.



1ST FLOOR  
41.3 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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LOCAL AUTHORITY

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