



## Ransome Road

New Arley, Coventry, CV7 8GZ

£675 pcm

- Mid terraced residence
- Semi rural location
- Great road links & amenities
- Gas heating & Upvc Dbl Glazing
- Lounge, kitchen & bathroom
- Three bedrooms & parking
- EPC RATING E



### \*\*\* THREE BED TERRACE IN SEMI RURAL

**LOCATION \*\*\*** This is a traditional style, single bayed terraced residence situated just off Gun Hill, New Arley in a semi rural location. The property which is available for immediate possession benefits from gas fired central heating, upvc double glazing, car pull on to the rear and is presented in good order throughout with an early viewing being highly recommended so as not to miss out. Briefly comprising: entrance hall, lounge, modern kitchen with built in oven and hob, ground floor bathroom, landing, three good sized bedrooms. Lawned foregarden, rear car pull on with garden beyond. EPC RATING 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.

### ENTRANCE HALL

With obscured upvc double glazed front entrance door, central heating radiator, stairs to the front floor accommodation, laminate wooden flooring and door to the lounge.

### LOUNGE

11' 10max" x 16' 6 into bay" (3.61m x 5.03m) With double central heating radiator, upvc double glazed bay window to the front, laminate wooden flooring, understairs storage cupboard, fitted smoke alarm and door to the kitchen.

### KITCHEN

7' 10" x 12' 8 max" (2.39m x 3.86m) Being refitted with a range of high gloss cream units with stainless steel handles to three sides comprising an inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, built in oven, four ring hob, stainless steel splash back and chimney style extractor hood above, space for tall fridge freezer, plumbing and space for an automatic washing machine and fitted wall cabinets. Central heating radiator, upvc double glazed window to the rear, obscured upvc double glazed rear exit door, wall mounted boiler and door through to the ground floor bathroom.

### GROUND FLOOR BATHROOM

7' 9 max" x 5' 1 max" (2.36m x 1.55m) Equipped with a white suite comprising: panelled bath with built in



shower fitment over, pedestal wash hand basin and a low level wc. Chrome heated towel rail, obscured upvc double glazed window to the rear, tiled flooring.

### LANDING

With doors off to all bedrooms, loft hatch, fitted smoke alarm.

### BEDROOM ONE

11' 5 max " x 14' 11 max" (3.48m x 4.55m) With central heating radiator, two upvc double glazed windows to the front.

### BEDROOM TWO

10' 9" x 7' 4" (3.28m x 2.24m) With central heating radiator, upvc double glazed window to the rear.

### BEDROOM THREE

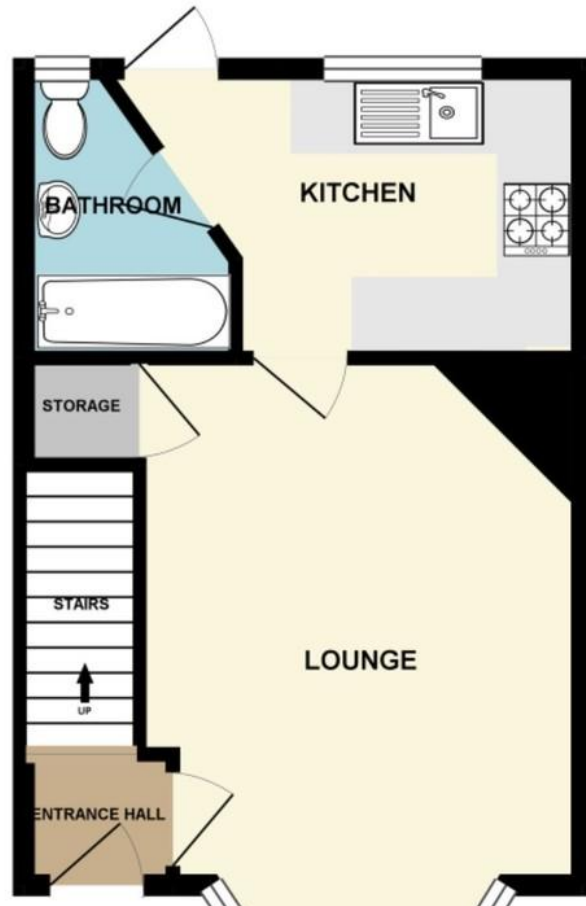
7' 9" x 7' 3" (2.36m x 2.21m) With central heating radiator, upvc double glazed window to the rear.

### OUTSIDE

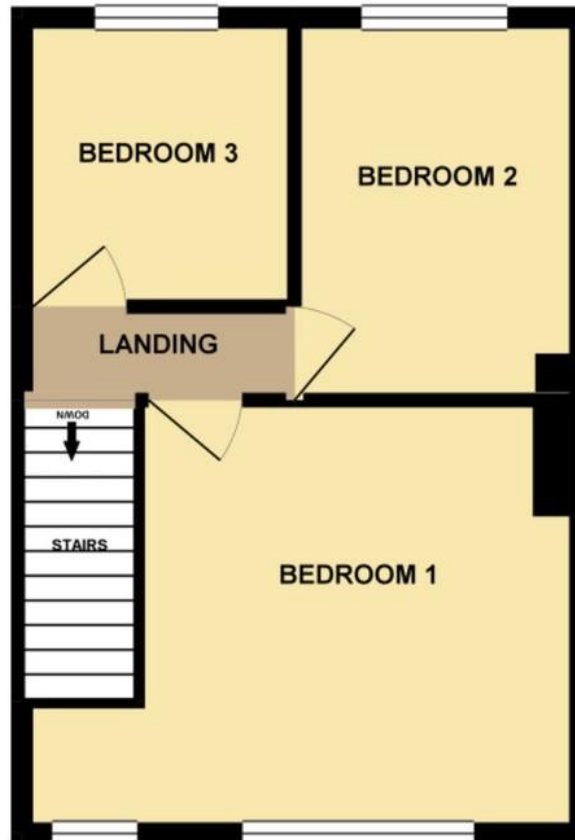
To the front of the property is a lawned foregarden, loose slate pathway to the front door, timber fencing and front gate. To the rear of the property is small concrete yard, service road and car pull on for two vehicles with mainly lawned garden beyond.



GROUND FLOOR 339.60 sq. ft.  
( 31.55 sq. m. )



1ST FLOOR 323.69 sq. ft.  
( 30.07 sq. m. )



**LOCAL AUTHORITY**  
Coventry City Council

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.