



172 Gulson Road, Stoke, Coventry, CV1 2JD

Asking Price £1,200.00 p.c.m.



Traditional Mid Terrace House

Three Bedrooms

uPVC double glazed & Gas centrally heated

Spacious Lounge

Ground Floor Bathroom

Kitchen

Within walking distance to City Centre and Coventry University

Not HMO Licenced and no Company Lets

Accommodation Comprising

uPVC double glazed door to:

Hall

Central heating radiator. Laminate floor. Stairs off to the first floor. Door to Lounge and:

Front Lounge

13'6 (3.96 M) into Bay. x 10'6 (3.05 M) approx.

uPVC double glazed Bay window to the front. Built in double wardrobe. Central heating radiator.



Rear Lounge

13'9 (3.96 M) approx. x 12'4 (3.66 M) approx.

uPVC double glazed window to the rear. Laminate floor. Understairs cupboard. Central heating radiator. Door to:



Kitchen

Refitted with ample wall and base units and work surfaces over. Built in gas hob and extractor fan over. Electric oven. Plumbing and space for automatic washing machine. Space for fridge/freezer. Single stainless steel sink unit with mixer tap. Wall mounted boiler. Part tiled walls. Tiled floor. Doorway to:



Lobby

uPVC double glazed door to the rear. Tiled floor.

Bathroom

Refitted traditional white suite comprising of walk in shower. Low level wc and pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls and floor. uPVC double glazed window to the side.

First Floor

Landing

Doors to Bedrooms 1 & 2 and Built in cupboard. Door off to the second floor.

Bedroom 1

13'9 (3.96 M) approx. x 11'0 (3.35 M) approx.

Two uPVC double glazed windows to the front. Central heating radiator. Built in double wardrobe.



Bedroom 2

13'8 (3.96 M) approx. x 10'1 (3.05 M) approx.

uPVC double glazed window to the rear. Central heating radiator. Built in double wardrobe.

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Second Floor

Bedroom 3

15'8 (4.57 M) approx. x 13'9 (3.96 M) approx.

uPVC double glazed window to the rear. Central heating radiator. Built in double wardrobe.

Exterior

Gardens

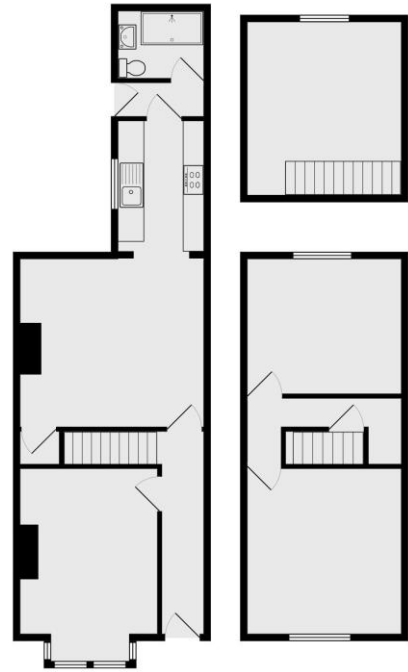
Front - Paved with low wall. Rear - Paved, fenced to sides. Pedestrian access to the rear.

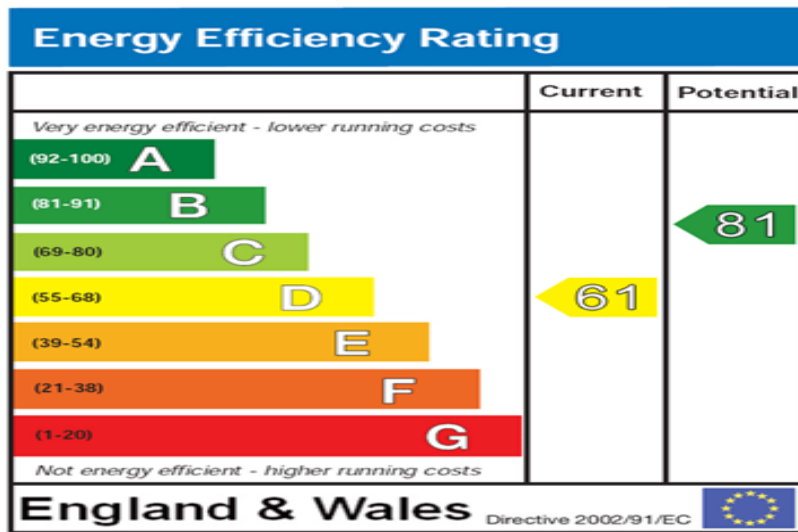
Agents Notes

Directions - Leave city centre via main ring road out towards London Road. First left turn onto Gulson Road, Proceeding to bottom where property can be identified by our To Let Board.



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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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