



## 30 Hyde Road, Wyken, Coventry, CV2 5ES

Asking Price £1,150.00 p.c.m.



Three Bedroom End-of-Terrace House  
Popular location close to local amenities

Kitchen/Diner

Lounge

Bathroom To the First Floor

Garage & Additional Storage

Large Rear Garden

Driveway to off road parking

Available Now

Unfurnished

### Entrance

UPVC Double glazed composite door to the hall way. Stairs off to the first floor, understairs cupboard and doors into the lounge and kitchen/diner.



### Lounge

3.5m (11' 6") (into bay) x 3.1m (10' 2")

Central heating radiator, UPVC Double glazed bay window to the front.

### Kitchen/Diner

(3.4m (11' 2") x 3.0m) x (3.3m (10' 10") x 1.6m)

UPVC Double glazed French doors onto patio area, Wall mounted central heating radiator, Ample fitted wall and base units with work tops over, single drainer stainless steel sink unit, space for fridge/freezer, electric oven and Four point induction hob with extractor fan over. UPVC Double glazed window to rear and side.



### First Floor

Landing - All rooms off.

### Bedroom One

3.7m (12' 2") (into bay) x 2.8m (9' 2")

Central heating radiator, UPVC Double glazed window to the front.



### Bedroom Two

3.4m (11' 2") x 3.0m (9' 10")

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



### Bedroom Three

1.9m (6' 3") x 2.0m (6' 7")

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

### Bathroom

Tiled walls and floors, wall mounted central heating radiator, Low level WC, Hand wash pedestal, panelled bath with rainfall shower and screen over, wall mounted storage, UPVC Double glazed window to the rear.

### Front

Parking for up to two spaces, hedges to right side and brick built wall to left side.



### Rear

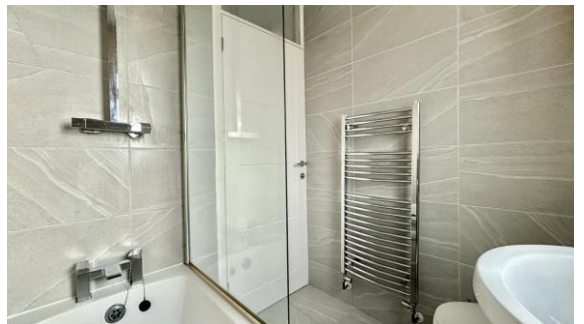
Large Patio area with a door leading to a storage space

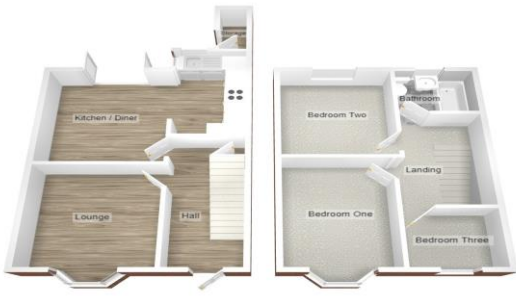
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housing the boiler, then laid to lawn, side gate for pedestrian access, Garage to the rear with vehicle access via gated entrance.

### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) These particulars do not constitute part or all of an offer or contract. (2) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (3) Potential tenants are advised to recheck the measurements before committing to any expense.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>Directive 2002/91/EC</small> 		

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.