



20 Daneswood Road, Binley Woods, Coventry, CV3 2BJ

Asking Price £1,250.00 p.c.m.



Three Bedroom Detached House
Village Location
Ground Floor WC
Open Lounge/Diner
Two Reception rooms
Three Double Bedrooms to the First Floor
First Floor Bathroom
Large Rear Garden
Driveway
Available Now

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Entrance

UPVC Double glazing door to the hallway, stairs off to the first floor, understairs cupboard, door to kitchen, door to lounge, door to:



Cloakroom

Low level WC, wall mounted sink unit, UPVC Double glazed window.

Kitchen

3.0m (9' 10") x 3.6m (11' 10")

Ample wall and base units with work tops over, One and a half bowl sink unit with mixer tap, Four point gas cooker with extractor over, integrated electric oven, space for Fridge/Freezer, UPVC Double glazing to the front, kitchen hatch to the dining area. Door to office which is not included in the tenancy and will be locked from both sides.



Office

This room is off the kitchen and will be locked from both sides as this is not included in the tenancy and there will be no access to it.



Lounge/Dining area

5.7m (18' 8") x 5.0m (16' 5")

Central heating radiator, UPVC Double glazed Sliding door to the rear garden, Electric fire, door to Study:



Study

Central heating radiator, built in wardrobe, UPVC Double glazed window to rear and side.

Landing

All Bedrooms, a bathroom and a over stairs storage cupboard off the landing.

Bedroom One

3.0m (9' 10") x 4.5m (14' 9")

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

Bedroom Two

2.9m 3.6m (11' 10")

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



Bedroom Three

2.6m (8' 6") x 3.0m (9' 10")

Built in wardrobe, UPVC Double glazed window to the side,

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central heating radiator.

Bathroom

2.0m (6' 7") x 2.1m (6' 11")

Partly tiled walls, Low level WC, Vanity Sink, Panelled bath with shower curtain and shower over, Central heating radiator, UPVC Double glazed window to the side.



Rear

Slabbed patio area then laid to lawn with a fence and hedge to side. To the top of the garden there is another patio area with a timber shed, pedestrian access to the side.

Front

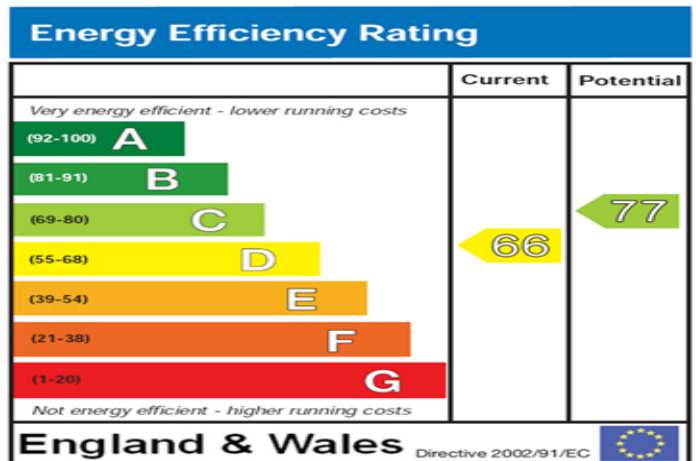
Paved driveway with ample parking and pedestrian access to the rear garden.



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.





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.

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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.