



21 Skipton Gardens, Coventry, CV2 3PG

Asking Price £850.00 p.c.m.



**TWO BEDROOM MAISONETTE
FITTED KITCHEN AND BATHROOM
DOUBLE GLAZED & GAS CENTRALLY HEATED
UNFURNISHED
GARDEN
AVAILABLE NOW**

Accommodation comprising

Door leading to lobby

lobby

Central heating radiator, stairs to first floor

Hallway

central heating radiator, doors to all rooms off , storage cupboard.

Living Room

2.9m (9' 6") x 4.1m (13' 5")

fireplace, central heating radiator, Double glazed window.

Kitchen

2.9m (9' 6") x 2.9m (9' 6")

Ample wall and base units with worktop over, stainless steel sink with mixer tap, Gas cooker with hob, oven and grill, extractor over, integrated dishwasher, washing machine and fridge freezer, central heating radiator, double glazed window

Bathroom

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

low level w/c, vanity sink unit, large shower cubicle with jets and secondary shower head, central heating radiator, double glazed window

Bedroom One

3.0m (9' 10") x 5.0m (16' 5")

central heating radiator, double glazed window

Bedroom 2

4.1m (13' 5") x 1.7m (5' 7")

central heating radiator, double glazed window.

study

2.8m (9' 2") x 2.5m (8' 2") x 1.5m (4' 11")

central heating radiator, double glazed window to front, wall mounted baxi boiler, Built in storage cupboards.

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) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that



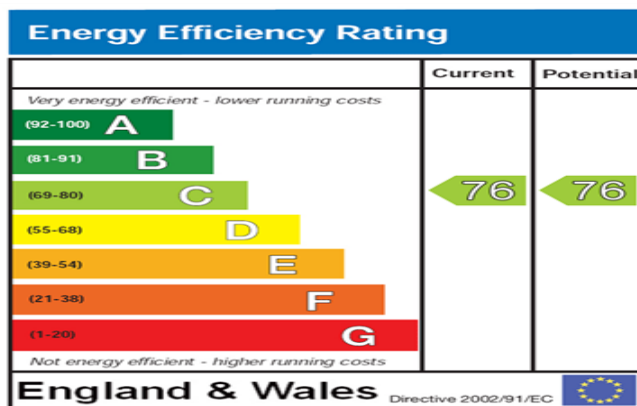
21 Skipton Gardens, Coventry, CV2 3PG

there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



21 Skipton Gardens, Coventry, CV2 3PG





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.