



## 35 Fow Oak

Nailcote Grange, CV4 9XS

- End of terraced house
- Two good bedrooms
- Modern fitted kitchen
- EPC Rating C

£750pcm

Furnished





## THE PROPERTY

A two bedroom modern end of mews property in a quiet residential location, providing easy access for Coventry City Centre and the surrounding road infrastructure. This home benefits from reception hallway, cloakroom, breakfast kitchen with appliances, living room with dining table and sofa, first floor landing, two double bedrooms one with bed, bathroom with shower, private rear lawned garden, to the front of the property there is off road parking for 2 vehicles.

## ENTRANCE

Approached via a tarmacadam driveway to an enclosed entrance porch with panelled door with leaded and glazed insets, outside lantern leading into the

## RECEPTION HALLWAY

9' 10" x 3' 8" (3.02m x 1.12m) With wood laminate strip flooring, central ceiling light point, radiator, panelled door to

## CLOAKROOM

With low level w.c., corner wash hand basin with ceramic tiling to splash backs, radiator, vinyl floor covering, opaque PVCu double glazed window to front, wall mounted electric isolation unit

## DINING KITCHEN

13' 1" x 12' 7" (4.01m x 3.84m) Fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink unit, integrated Whirlpool electric oven and four ring Whirlpool gas hob and illuminated extractor hood over, Bosch fridge and freezer, Hoover washer/dryer, ceramic tiling to floor, table and two chairs, radiator, two ceiling light point and door through to the

## SITTING ROOM

With wood laminate flooring, PVCu double glazed window to rear, central ceiling light point, two wall light points, radiator, t.v. and telephone points, sofas, stairs rising to

## LANDING

With smoke alarm, central ceiling light point, door through to

## BEDROOM 1

8' 11" x 12' 7" (2.74m x 3.86m) With radiator, wood laminate strip flooring, PVCu double glazed window overlooking garden, built-in double wardrobe with hanging rail and range of fitted shelving, double bed



## BEDROOM 2

10' 2" x 12' 9" (3.10m x 3.89m) With radiator, central ceiling light point, PVCu double glazed window to front, laminate flooring

## BATHROOM

8' 0" x 4' 11" (2.44m x 1.50m) Three piece white suite with low level w.c., pedestal wash hand basin, panelled bath with ceramic tiling to full height to walls, ceramic tiling to floor, radiator, opaque PVCu double glazed window to side, panelled door to airing cupboard with factory insulated lagged copper cylinder with fitted immersion heater

## GARDEN

Fully enclosed by perimeter fencing, laid to lawn with small patio, side gated access

## PARKING FOR TWO CARS

## FEES

Letting Fees Information for tenants

Administration Fee - £250 inc VAT for the first two tenancy applicants - any additional applicant will be charged at £90 inc VAT.

These other fees may also apply.

Inventory and Schedule of Condition Charge - £60 inc VAT

Check out fee - £30 inc VAT

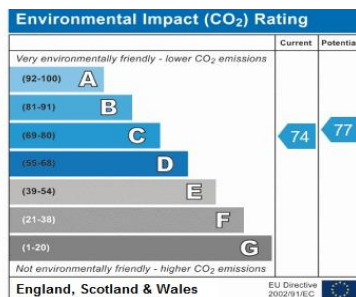
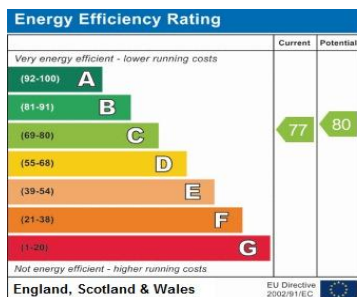
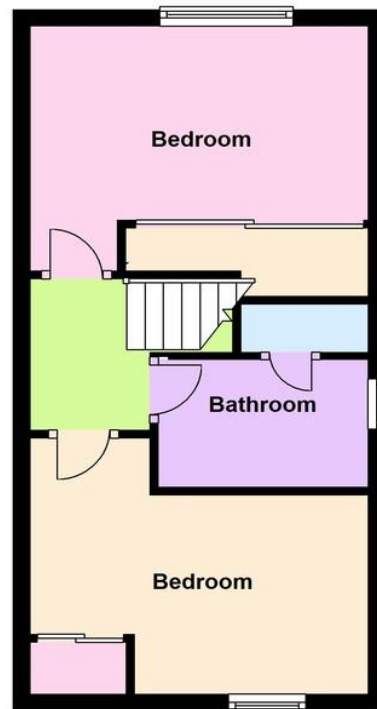
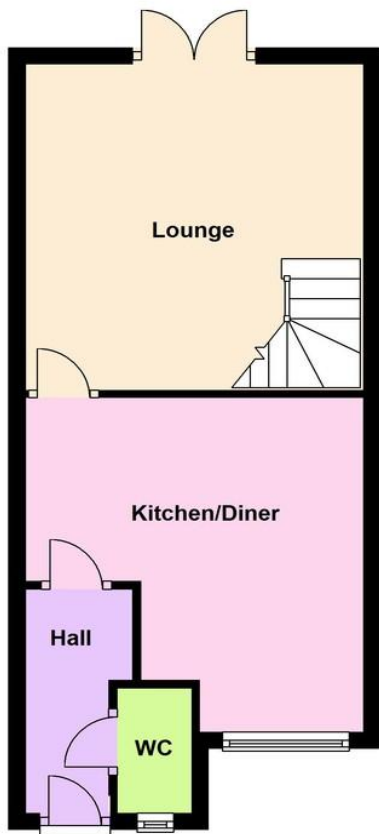
Credit card payments are charged at an additional 2.5%

Deposit

The deposit is equivalent to one months rent plus £200. For example a property at a rental of £750 per calendar month the deposit will be £750 + £200 = £950 deposit.

Pet deposit £400 returnable additional deposit. (IF APPLICABLE)





## COUNCIL TAX BAND

Tax band C

## LOCAL AUTHORITY

Coventry City Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

**T:** 01926 851451  
**E:** [lettings@boothroyd.co.uk](mailto:lettings@boothroyd.co.uk)  
**W:** [www.boothroyd.co.uk](http://www.boothroyd.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements