



45 Avondale Road, Brandon, Coventry, CV8 3HS

Asking Price £1,050.00 p.c.m.



Three Bedroom End Terrace Property
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge with Feature Fireplace
Fitted Kitchen
First Floor Bathroom
Main Bedroom with Built in Wardrobe & En Suite
Gardens to Front & Rear * Garage
Unfurnished * Available NOW

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

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Accommodation Comprising

Solid door with double glazed panel inset into:

Hall

Stairs off to the first floor. Central heating radiator. Laminate floor. Doors to Kitchen, Cloakroom and Lounge.

Lounge

5.33m (17' 6") approx. x 2.84m (9' 4") approx widening to 4.68m (15' 4") approx.

uPVC double glazed window. Laminate floor. Two central heating radiators. Feature fireplace with electric fire inset. uPVC double glazed Patio door.



Kitchen

7'10 (2.13 M) approx. x 9'3 (2.74 M) approx.

Fitted with ample wall and base units with work surfaces over. Built in electric oven, gas hob and extractor fan over. Stainless steel sink. Tiled splashbacks. Plumbing and space for automatic washing machine and fridge freezer. uPVC double glazed window to the front.



Cloakroom

Soft cream pedestal wash hand basin and close coupled wc. Laminate floor. uPVC double glazed window to the front.



First Floor

Landing

Access to loft being insulated. All rooms off.

Bedroom 1

2.56m (8' 5") approx x 3.10m (10' 2") approx

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

Doorway into:

En Suite

Shower being fully tiled. Pedestal wash hand basin. Tiled splashbacks. Vinyl floor.



Bedroom 2

2.79m (9' 2") approx x 2.58m (8' 6") approx

uPVC double glazed window to the front. Central heating radiator. Airing cupboard housing gas central heating boiler.

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Bedroom 3

3.56m (11' 8") approx x 2.21m (7' 3") approx
uPVC double glazed window.

Bathroom

Fitted Suite comprising of panelled bath with rail and curtain , pedestal wash hand basin and close coupled wc. Part tiled walls. Laminate floor.

Exterior

Gardens

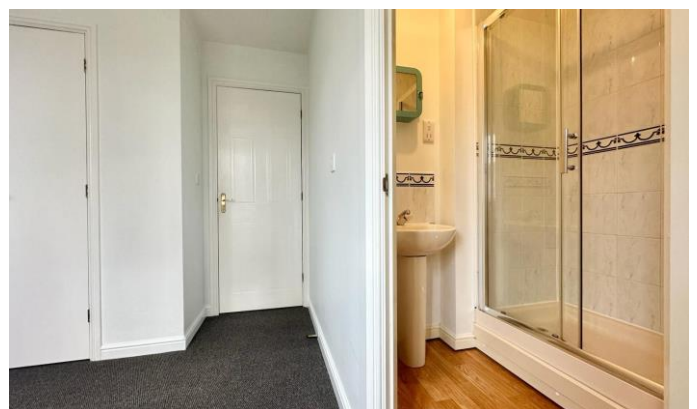
Front - Path up. Rear - Slabbed area then laid to lawn with path up. Access to Garage.

Garage

Garage with space to front and working electrics.

AGENTS NOTES

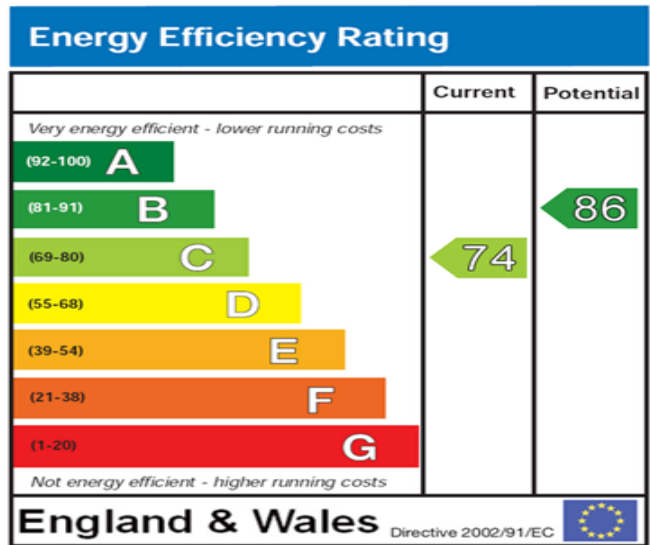
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) These particulars do not constitute part or all of an offer or contract. (2) The measurements indicated are supplied for guidance only and as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



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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.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective tenants that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Tenants 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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