



Hilton Court, Hearsall Lane  
Earlsdon, Coventry

*£650 Per calendar month*







## Hilton Court, Hearsall Lane Earlsdon, Coventry, CV5 8NU

A modern mid-terraced property offered on an PART FURNISHED basis being recently renovated benefiting from gas central heating. The property is ideally located close to the well served Earlsdon high street, Hearsall Common and conveniently located for the city centre and A45 road network. Accommodation comprising: entrance porch, entrance hallway, fitted kitchen with all main appliances, through lounge dining room, two bedrooms (master with fitted wardrobes) and modern shower room. Front & rear gardens, rear parking space. Available NOW. EPC band C.







## GROUND FLOOR

### Canopy porch

Large covered area housing bin store, outside light and hardwood front entrance door into:

### Entrance hall

Radiator, carpet, archway to kitchen and door to lounge dining room.

### Kitchen

Wall and base units to three walls, cooker, fridge freezer and washing machine. Wall mounted gas boiler, window to front aspect with roller blind and vinyl floor.

### Lounge dining room

Spacious through room, stairs to first floor with under-stairs storage, glazed door and window to rear garden with blinds, feature fireplace, radiator and carpet.

## FIRST FLOOR

### Stairs and landing

Carpeted, airing cupboard, doors lead off:

### Bedroom one

Double bedroom, range of fitted wardrobes to one wall with bed recess and storage over, matching chest of drawers to adjacent wall, window to rear aspect with curtains, radiator and carpet.

### Bedroom two

Good sized single, window to front aspect with curtains, radiator and carpet. Single bed base and wardrobe provided on none repair replacement basis or can be removed.

### Shower room

Modern shower room, over-sized shower enclosure, vanity unit with inset basin and mirror over, WC. Obscure window with roller blind, wall mounted mirror fronted cabinet, tiled walls, radiator and vinyl floor.

## OUTSIDE

### Front

Elevated front garden laid to lawn with pathway to porch.

### Rear

Enclosed paved low maintenance rear garden, plastic garden store. Gated access to parking area.

### Rear parking space

Accessed from Craven Street with allocated parking space to the end of the rear garden.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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