



Sovereign Road

Earlsdon, Coventry

*Rent £725 Per calendar month*

*Deposit £835*







## Sovereign Road

Earlsdon, Coventry, CV5 6LU

A nicely presented traditional Earlsdon house convenient for the city and railway station. UNFURNISHED, benefits from double glazing and gas central heating. The original living rooms have been combined to create a bright through room with central stairs to the first floor two double bedrooms, modern kitchen with main appliances and ground floor bathroom. Outside fore-garden and enclosed rear garden. Available 14th October 2020. EPC band C.







## GROUND FLOOR

### Lounge/Dining Room

Converted from the original separate rooms, with central staircase and laminate flooring

### Kitchen

With a range of fitted cupboards including electric oven and hob, fridge/freezer and washing machine

### Bathroom

Having fully tiled walls and white suite with electric shower over bath

## FIRST FLOOR

### Landing

### Front Bedroom

A double to be fitted with recently fitted carpet

### Rear Bedroom

A double with boiler cupboard, with recently fitted carpet

## OUTSIDE

### Front & rear gardens

Forecourt and low maintenance rear garden with gravel bed





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### City Centre

20 New Union Street  
Coventry, CV1 2HN  
**024 7622 2022**  
sales@payne-cov.com

### Earlsdon

221 Albany Road  
Coventry, CV5 6NF  
**024 7667 7000**  
earlsdon@payne-cov.com

### Daventry Road

165 Daventry Road  
Coventry, CV3 5HF  
**024 7650 3070**  
daventryroad@payne-cov.com

### Walsgrave Road

312 Walsgrave Road,  
Coventry, CV2 4BL  
**024 7645 5555**  
walsgrave@payne-cov.com

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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