



## **170 Sunnybank Avenue, Stonehouse Estate, Coventry, CV3 4DR**

Asking Price £800.00 p.c.m.



Two Bedrooms  
Ground Floor Maisonette  
Spacious Lounge with Feature Fireplace  
Fitted Kitchen  
Fitted Bathroom  
Unfurnished  
Double Glazed & Gas Centrally Heated  
Available Now



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### **Accommodation Comprising**

uPVC double glazed door to:

#### **Hall**

Doors to: Built in cupboard and understairs cupboard. Doors off to:

#### **Bedroom 1**

13'0 (3.96 M) approx. x 9'10 (2.74 M) approx.  
uPVC double glazed window to the rear.  
Central heating radiator.

#### **Bedroom 2**

10'7 (3.05 M) approx. x 6'6 (1.83 M) approx.  
uPVC double glazed window to the front.  
Central heating radiator.

#### **Lounge**

14'1 (4.27 M) approx. x 10'9 (3.05 M) approx,  
uPVC double glazed window to the front.  
Central heating radiator. Feature fireplace with chrome fire and stones inset. Marble hearth and backing.

#### **Bathroom**

Refitted white suite comprising of panelled bath with shower attachment and screen over, low level wc and pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. uPVC double glazed window to the side.

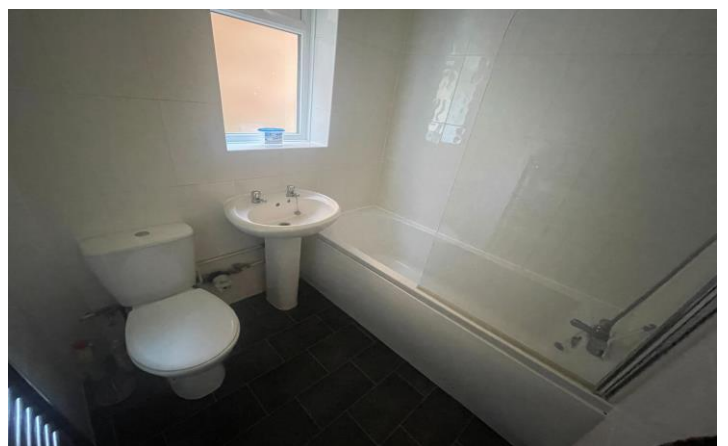
#### **Kitchen**

9'5 (2.74 M) approx. x 6'2 (1.83 M) approx.  
Refitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in electric oven, hob and extractor over. Wall mounted boiler. Plumbing and space for automatic washing machine.

#### **Exterior**

#### **Gardens**

Communal gardens.



### **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 tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in proceeding.

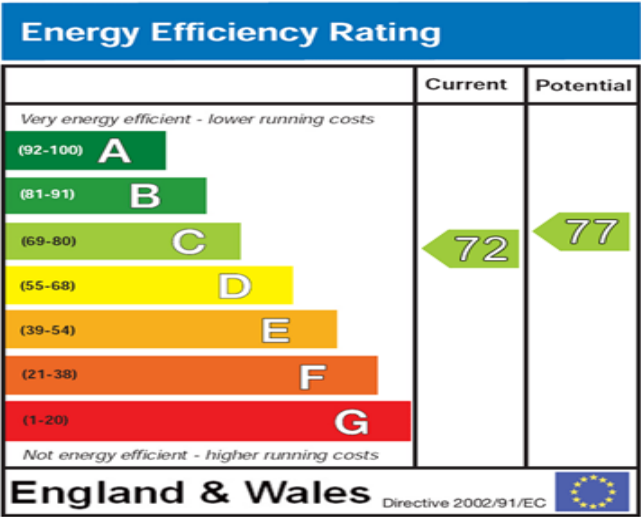
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential tenants are advised to recheck the measurements before committing to any expense.

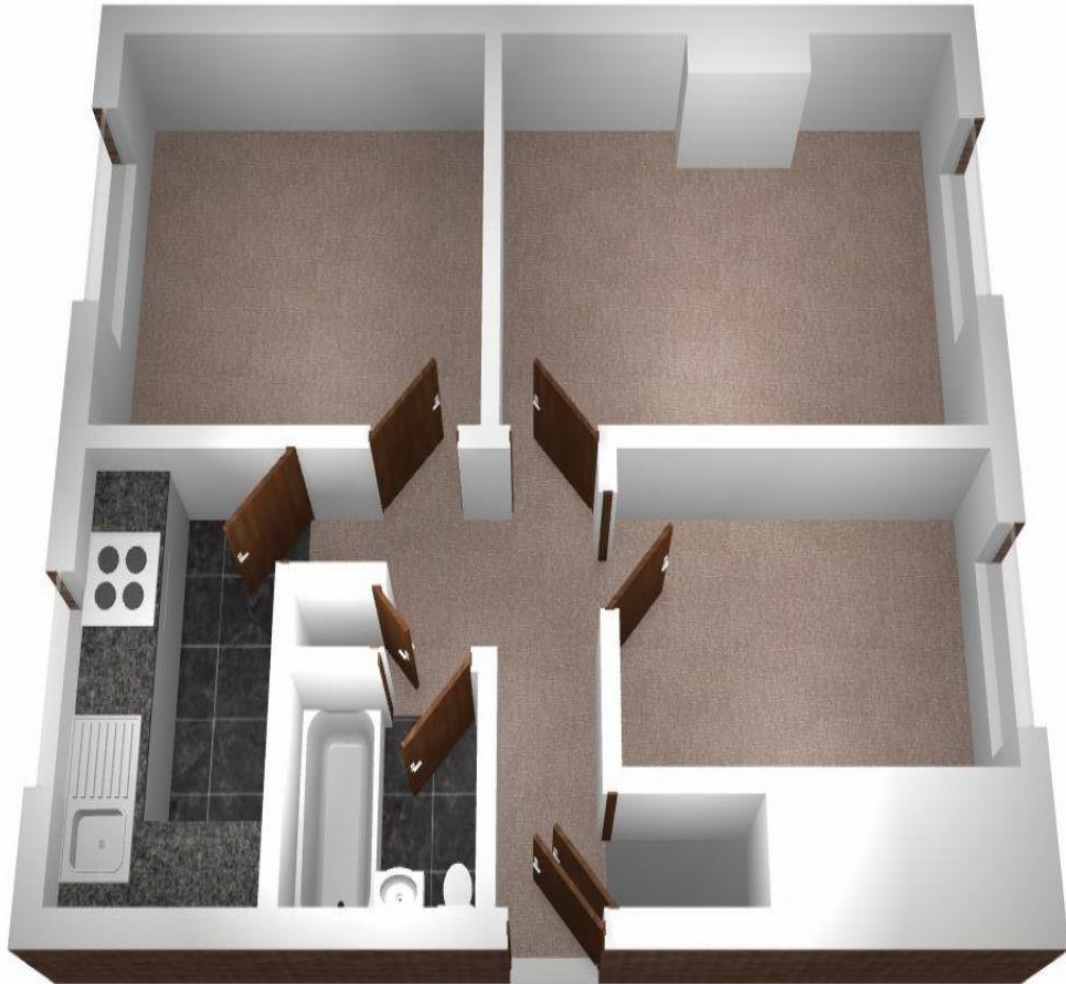


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances.

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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

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