



# Melbourne Road

# Earlsdon, Coventry, CV5 6JN

A FURNISHED mid-terraced property in this popular well served location, ideal for Earlsdon High Street, Coventry centre and railway station. The property is well presented throughout with many character features, also benefiting from gas central heating and double glazing. Comprising: two reception rooms, kitchen with all main appliances, rear lobby and ground floor bathroom. First floor TWO DOUBLE BEDROOMS. Outside fore-garden and enclosed rear garden. Available 1st August 2019. EPC band D.





### GROUND FLOOR

Front entrance door with overhead glazed panel opens into.

# Front reception room

Double glazed window to front aspect with curtains, decorative Bedroom one fireplace with stripped wooden recess, radiator and stripped curtains, radiator, stripped stand. Door opens into:

# Rear reception room

Double glazed window to rear with blinds, stripped wooden flooring and doors to kitchen and Double bedroom, double glazed stairs, feature fireplace, sofa.

#### Kitchen

Modern kitchen with matching wardrobe with hanging rail and units to two walls, under counter low level shelving. Double bed, fridge and freezer and cooker chest of drawers and desk with with extractor over, double chair. glazed window with blinds, tiled flooring, stripped wooden door OUTSIDE into:

## Rear lobby

Door leads to rear garden, boiler cupboard, tiled floor, door into

## Ground floor bathroom

White three peice suite, panelled bath with shower over and curtain, wash hand basin with vanity mirror over and WC. Tiled splash backs and flooring, double glazed side window.

#### FIRST FLOOR

# Stairs and landing

Stripped wooden flooring and stairs to first floor, stripped doors lead off:

Double bedroom, double glazed side unit, shelving to chimney window to front aspect with wooden flooring, sofa and coat wooden flooring, double bed. desk and rug, pull down loft ladder gives access to large loft area for storage.

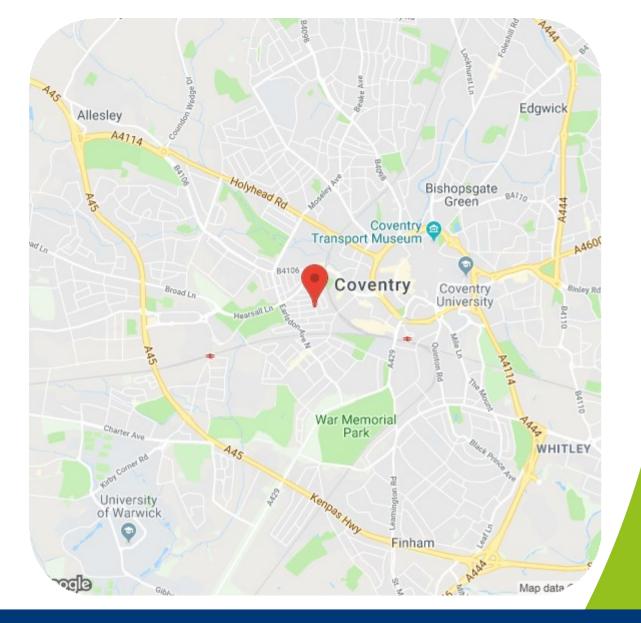
#### Bedroom two

window to rear with blinds, feature fireplace, radiator, stripped flooring and door into

### Front and rear

Front - walled front garden with gate and hedge gives access.

Rear - enclosed rear garden with aated access.





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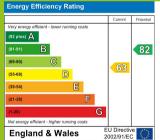
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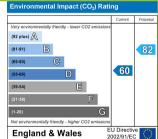
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