



Melbourne Road

Earlsdon, Coventry

Rent £695 Per calendar month

Deposit £800





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 fireplace with stripped wooden side unit, shelving to chimney recess, radiator and stripped wooden flooring, sofa and coat stand. Door opens into:

Rear reception room

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

Kitchen

Modern kitchen with matching units to two walls, under counter fridge and freezer and cooker with extractor over, double glazed window with blinds, tiled flooring, stripped wooden door into:

Rear lobby

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

Ground floor bathroom

White three piece 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:

Bedroom one

Double bedroom, double glazed window to front aspect with curtains, radiator, stripped wooden flooring, double bed, desk and rug, pull down loft ladder gives access to large loft area for storage.

Bedroom two

Double bedroom, double glazed window to rear with blinds, feature fireplace, radiator, stripped flooring and door into wardrobe with hanging rail and low level shelving. Double bed, chest of drawers and desk with chair.

OUTSIDE

Front and rear

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

Rear - enclosed rear garden with gated access.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	63	82	60
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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