



Mount Nod Way

Mount Nod, Coventry

Rent £825 Per calendar month

Deposit £950





Mount Nod Way

Mount Nod, Coventry, CV5 7HB

An appealing and nicely presented mid-terrace house, quietly located in this popular district on the west side of the city, renowned for its choice of good schools. Available immediately on a mainly unfurnished but carpeted basis the property represents an ideal family home. Gas central heating and double glazing. EPC being assessed. It includes three bedrooms, the larger two having fitted wardrobes, together with a stylish shower room/WC. Downstairs the entrance hall leads into a spacious lounge with feature fireplace and archway to the dining room. The kitchen has a range of fitted units and includes main appliances. Gardens front and rear are easily maintained although the landlord can include gardening services at an adjusted rent if preferred.





GROUND FLOOR

Entrance Hall

Lounge

with timber/marble feature fireplace and open gas fire, with archway to

Dining Room

Kitchen

with a range of fitted units and gas cooker, fridge, freezer, washing machine and dishwasher

FIRST FLOOR

Landing

Bedroom 1

a double at the front with full length fitted wardrobe/airing cupboard

Bedroom 2

a double at the rear with full length fitted wardrobe/boiler cupboard and three quarter divan bed (can be removed if not required)

Bedroom 3

a single at the front with built-in cupboard (access to loft space excluded)

Shower Room/WC

fully tiled with corner shower cubicle and wash basin and WC in fitted vanity unit

OUTSIDE

Front Garden

mainly paved

Rear Garden

mainly lawned with borders and having shared rear access to a small garage



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 024 7645 5555
 walsgrave@payne-cov.com

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | |
| (81-91) B | | | 85 |
| (69-80) C | 71 | | 69 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC |

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