



25 Wimborne Drive, Clifford Park, Walsgrave, Coventry, CV2 2HZ
Asking Price £1,150.00 p.c.m.



Three Bedroom Semi Detached Property
uPVC Double Glazed
Gas Central Heating
Spacious Lounge
Fitted Kitchen * Ground Floor Cloakroom
First Floor Fitted Bathroom
Gardens to Front & Rear of Property * Direct Access Garage
Unfurnished * Available Now

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Accommodation Comprising

Part single glazed door to:

Hall

Dog leg stairs off to the first floor. Doors to Kitchen and:

Lounge

15'10 (4.57 M) approx. x 12'2 (3.66 M) approx.
uPVC double glazed French doors to the rear garden.
Wall mounted electric fire. TV aerial point.



Kitchen

11'11 (3.35 M) approx. x 8'0 (2.44 M) approx.
Fitted with ample wall and base units with work surfaces over. Plumbing and space for automatic washing machine (included). Single drainer stainless steel sink. Electric hob and oven with extractor fan over. Two uPVC double glazed windows.



Cloakroom

White low level wc. uPVC double glazed window.

First Floor

Landing

Access to loft. All rooms off.

Bedroom 1

14'9 (4.27 M) approx. x 11'0 (3.35 M) approx.
uPVC double glazed window. Central heating radiator.



Bedroom 2

9'8 (2.74 M) approx. x 8'3 (2.44 M) approx.
uPVC double glazed windows. Cupboard housing new gas central heating boiler. Central heating radiator.

Bedroom 3

7'6 (2.13 M) approx. x 10'2 (3.05 M) approx.
uPVC double glazed window. Central heating radiator.



Bathroom

Fitted traditional white suite comprising of panelled bath with shower over. Close coupled wc and pedestal wash hand basin. Part tiled. uPVC double glazed window.

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Exterior

Gardens

Rear - Slabbed and gravelled leading to Decked area. Fencing. Mature shrubs and bushes. Front - Direct access parking leading to:

Garage

Up and over door leading into garage.

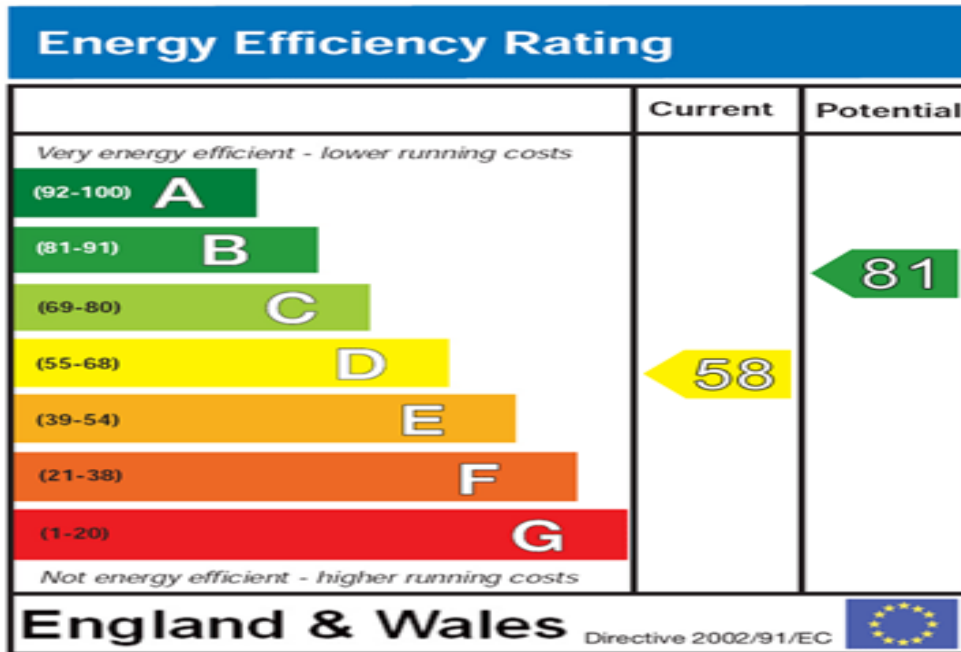
Agents Notes

DIRECTIONS; Leave City Centre via main Ring Road take first exit onto the (A4600) at roundabout take second exit onto Clifford Bridge Road (B4082) Turn left onto Dorchester Way then left again onto Wimborne Drive where property can be identified by our To Let board.



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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.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers 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. Purchasers are always advised to have their own survey.