



## 102 Broomfield Road, Earlsdon, Coventry, CV5 6JZ

Asking Price £1,050.00 p.c.m. Per Calendar Month



Traditional Terrace House  
Three Bedrooms over 2 floors  
Spacious Through Lounge with Dining Area  
Fitted Kitchen  
Fitted Bathroom To First Floor  
uPVC double glazed and Gas centrally heated  
Gardens to Front and Rear  
Available Now

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### Accommodation Comprising

uPVC Double glazed door into:

### Lounge/Dining Area

26'10 (7.92 M) approx. x 8'4 (2.44 M) approx.

uPVC double glazed window to the front. Two central heating radiators. Stairs to centre of room. uPVC double glazed window to the rear. Door into:



### Kitchen

17'5 (5.18 M) approx. x 6'6 (1.83 M) approx.

Fitted with ample wall and base units in Beech with work surfaces over. Single drainer stainless steel sink. Automatic washing machine. Two uPVC double glazed windows. Central heating radiator. Vinyl floor. UPVC double glazed door to the rear garden.



### First Floor

#### Landing

All rooms off.

#### Bedroom 1

12'6 (3.66 M) approx. x 11'8 (3.35 M) approx.

uPVC double glazed window to the front. Central heating radiator. Laminate floor. Wall mounted gas central heating boiler.



#### Bedroom 2

10'11 (3.05 M) approx. x 10'5 (3.05 M) approx.

uPVC double glazed window. Laminate floor. Central heating radiator.

### Bathroom

Fitted traditional whit suite comprising of panelled bath with shower over. Close coupled wc and vanity sink unit. Part tiled walls and floor. Heated towel rail.

### Second Floor

Stairs up to:

#### Bedroom 3

9'10 (2.74 M) (2.74 M) approx. x 6'4 (1.83 M) (1.83 M) approx.

uPVC double glazed window. Central heating radiator. Laminate floor. Built in over stairs storage cupboard. Wooden bed





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**Exterior**

**Gardens**

Rear - Gravelled area. Fencing. Front - Gravelled. Low wall to front and sides.

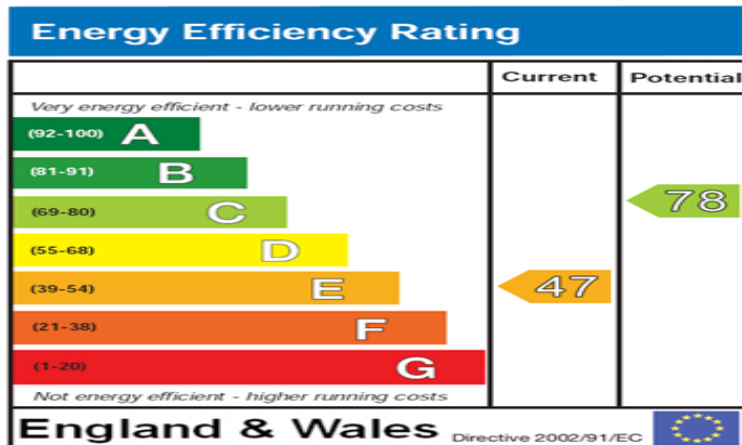
**Agents Notes**

DIRECTIONS - Leave city centre via main ring road onto Butts Road. At the traffic lights just before Technical College turn left into Albany Road then first right into Broomfield Road 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.