



32 Lole Close, Longford, Coventry, CV6 6PR

Asking Price £900.00 p.c.m.



Two Bedroom Semi Detached Property
uPVC Double Glazed
Gas Centrally Heated
Spacious Lounge with Feature Fireplace
Fitted Kitchen
First Floor Family Bathroom
Conservatory
Gardens to Front & Rear of Property
Unfurnished

Accommodation Comprising

uPVC Opaque coloured door into:

Hall

Stairs off to the first floor. Central heating radiator.

Lounge

13'4 (3.96 M) approx. x 12'1 (3.66 M) approx.

uPVC double glazed window to the front. Feature fireplace and surround, electric fire. Two central heating radiators.

Double doors into the:

Conservatory

13'1 (3.96 M) approx. x 9'1 (2.74 M) approx.

Central heating radiator. French doors to the side giving access to the rear garden.

Kitchen

10'6 (3.05 M) approx. x 6'4 (1.83 M) approx.

Fitted with ample wall and base units with roll top work surface over. Tiled splash backs. Integrated sink unit, oven and hob. Air filter and wall mounted boiler. Space and plumbing for automatic washing machine along with Dishwasher. Space for fridge/freezer.

First Floor

Landing

uPVC double glazed Bow window to the side. Access to the roof space. All rooms off.

Bedroom 1

10'6 (3.05 M) approx. x 9'6 (2.74 M) approx.

uPVC double glazed window. Central heating radiator.

Airing cupboard housing hot water tank. Fitted wardrobes along with walk in storage cupboard.

Bedroom 2

11'3 (3.35 M) approx. x 7'1 (2.13 M) approx.

uPVC double glazed window to the rear. Central heating radiator.

Bathroom

Fitted modern white suite comprising of panelled bath with shower over, wc and wash hand basin.

Exterior

Gardens

Front - Direct access drive then laid to lawn. Dropped kerb with off road parking for at least two vehicles. Rear - Laid to



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lawn with a Patio area. High level wooden fencing with a wooden gate to the side and a storage shed.

Agents Notes

Directions - Leave city centre via main ring road out onto Foleshill Road B4119. Continue over numerous roundabouts until right onto Oakmoor Road. Left onto Hurst Road land then right onto Hanson Way. Take first right into Lole Close where property can be identified by our To Let board.

COUNCIL TAX £1877 BAND B



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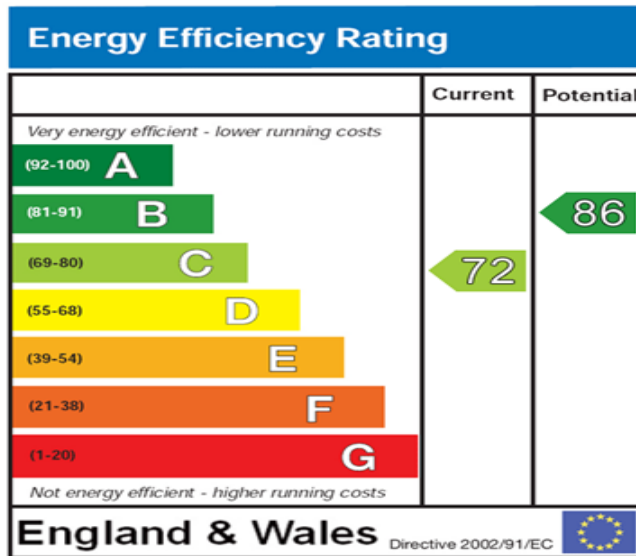


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

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