



8 Nicholas Everton Close, Brandon, Coventry, CV8 3GF

Asking Price £925.00 p.c.m.



Two Bedroom Mid Terrace Property
uPVC Double Glazed & Gas Centrally Heated
Lounge with patio doors to Rear Garden
Fitted Kitchen * Cloakroom
First Floor Fitted Bathroom
Good Size Rear Garden
Rear Access to Parking + Brick Built Garage in Block
Unfurnished
Available Now

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Accommodation Comprising

Door to:-

Hall

Stairs off to the first floor. Central heating radiator. Doors to kitchen, lounge and :

Cloakroom

Low level WC, pedestal wash hand basin. Central heating radiator. uPVC double glazed window to the front.

Kitchen

1.82m (5' 12") approx x 3.22m (10' 7") approx
Fitted with ample wall and base units with work surfaces over. Built in electric oven, gas hob with extractor fan over. Part tiled walls. Space for a washing machine. Space for a fridge/freezer. uPVC double glazed window to the front.

Lounge

3.84m (12' 7") approx x 4.41m (14' 6") approx
uPVC double glazed sliding patio doors to the rear. Central heating radiator. Understairs cupboard.

First Floor

Landing

Access to the loft. Bedrooms and bathroom off.

Bathroom

Fitted bathroom suite comprising of P-shaped panel bath, low level wc and pedestal wash hand basin. Part tiled walls. Central heating radiator.

Bedroom 1

3.85m (12' 8") approx x 2.21m (7' 3") approx
uPVC double glazed window to the front. Central heating radiator.

Bedroom 2

3.85m (12' 8") approx x 2.76m (9' 1") approx
uPVC double glazed window to the rear. Central heating radiator.



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Exterior

Gardens

Rear - Paved patio then laid to lawn. Fenced to sides and rear. Rear access to parking.

Garage

Brick built garage in block.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) These particulars do not constitute part or all of an offer or contract. (2) The measurements indicated are supplied for guidance only and as such must be considered incorrect.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>Directive 2002/91/EC</small>		

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.

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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.

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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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