



VIEW 360°
VIRTUAL TOUR



Coombe Park Road

Binley, Coventry

Rent £975 Per calendar month

Deposit £1,125





Coombe Park Road

Binley, Coventry, CV3 2NW

An extended semi-detached property offering deceptively spacious accommodation being presented in excellent order. Situated to the east of the city, handy for the hospital, well served area with schools, shops and open spaces, road and bus links for the city convenient for the A45/A46 and motorway networks. UNFURNISHED, double glazing and gas central heating. Comprising: central entrance hall, extended spacious rear lounge dining room, well fitted breakfast kitchen. First floor three bedrooms (two extended double bedrooms and generous third bedroom two rooms with fitted furniture) modern bathroom and separate WC. Front driveway to garage and enclosed rear garden. Available NOW. EPC band D.





GROUND FLOOR

Side entrance porch

PVC front entrance door and full height side glazed panel opens into, tile effect floor. Further obscure glazed door and side panels into:

Central entrance hall

Stairs to first floor with under-stairs storage, double storage cupboard, radiator and wood effect floor. Doors lead off:

Extended lounge dining room

A substantial extended deep room with patio doors to rear having blinds, feature fireplace, radiators and carpet.

Breakfast kitchen

Comprehensively fitted with range of modern wall and base units to three walls, five ring gas hob and extractor hood set over, eye level double oven and microwave, integrated fridge freezer, double glazed window with blinds, wall mounted designer radiator and tile effect floor.

FIRST FLOOR

Landing

Wall mirror, carpet and doors lead off:

Bedroom one

Generous extended double bedroom. Extensive range of fitted furniture to one wall with wardrobes, bed recess having side tables, bed lights and over-head storage. Matching dressing table with wall light set over. Additional deep walk-in storage with shelving and radiator. Double glazed window with blinds, radiator and carpet.

Bedroom two

Further extended double bedroom. Built-in double cupboard housing boiler, double glazed window with blinds, radiator and carpet.

Bedroom three

Good sized single bedroom with fitted double wardrobe, single bed recess and over-head storage. Double glazed window with blinds, radiator and carpet.

Bathroom

White three piece suite comprising paneled bath, shower over with screen, vanity cupboard with inset basin and WC. Modern tiled splash backs, obscure double glazed window with blinds, towel radiator and tile effect floor.

Additional WC

Further WC, modern tiled splash backs, obscure double glazed window with blinds, radiator and tile effect floor.

OUTSIDE

Front driveway

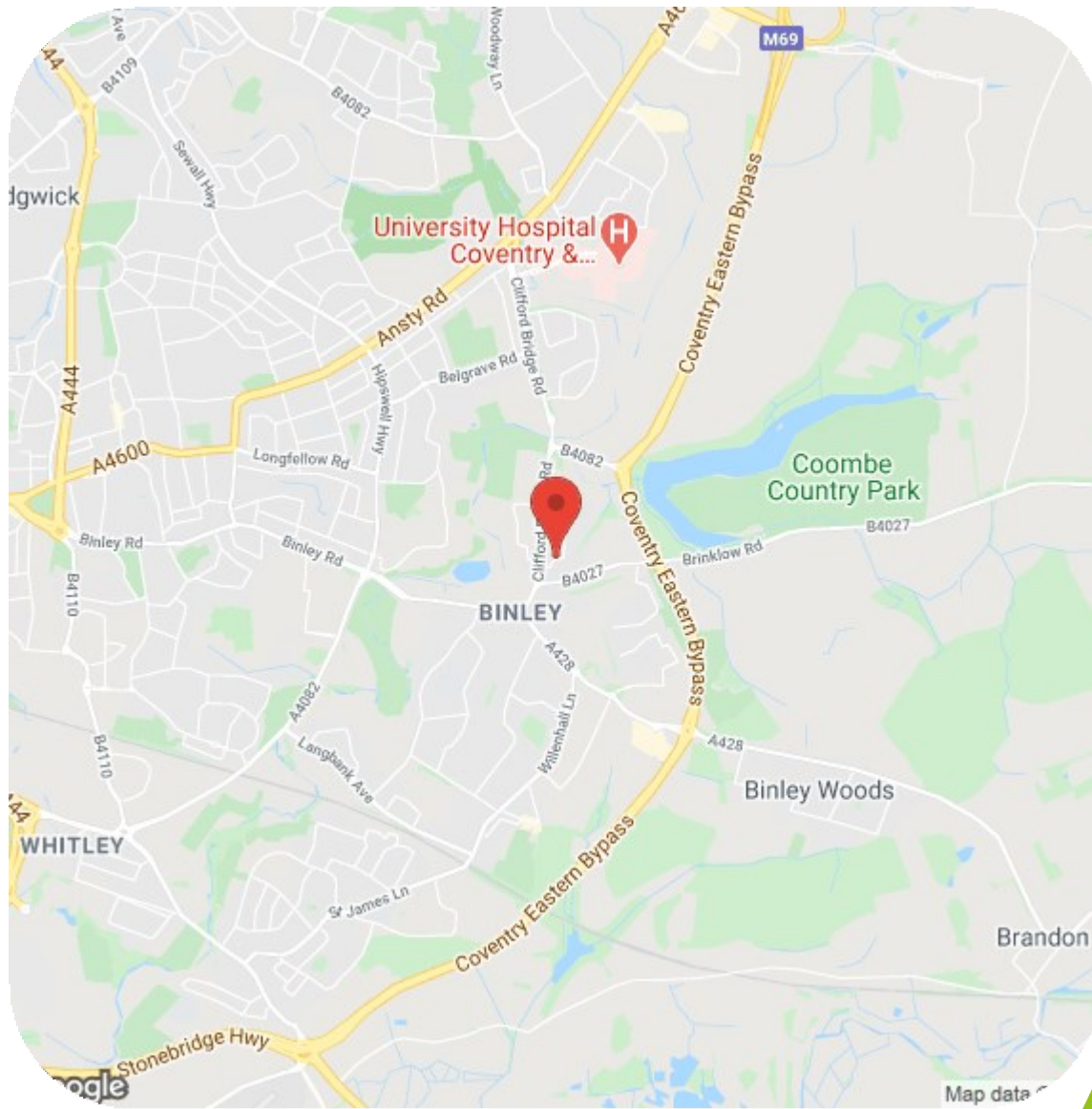
Large block paved driveway, block paved side passage to porch and gated access to rear garden.

Garage

With up/over door from driveway.

Rear garden

Fully enclosed rear garden, patio extends onto lawn, further side patio and pathway to far end.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	83	68	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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