



Berkeley Road North

Earlsdon, Coventry

Rent £975 Per calendar month

Deposit £1,125





Berkeley Road North

Earlsdon, Coventry, CV5 6NX

A FURNISHED immaculately presented single bayed inner terrace house, close to Earlsdon High Street, handy for the War Memorial and Spencer Parks, also convenient for the city and railway station. Benefits from double glazing and gas heating. Accommodation comprising - entrance hallway, through lounge dining room, refitted kitchen, first floor three bedrooms and refitted bathroom, outside gardens to the front and rear (GARAGE IS EXCLUDED FROM THE TENANCY). Available NOW. EPC band D.





GROUND FLOOR

Entrance hall

Through hallway leading into:

Through lounge dining room

Impressive through reception room, bay window to front with shutter-blinds, rear window with curtains, gas coal effect fire inset to fireplace, radiator and Oak flooring. Matching sofas and side chair, coffee table and rug, Oak dining table and chairs. Leads into:

Kitchen

Beautifully refitted kitchen modern units an stone worktops, Rangemaster range cooker, integrated dishwasher, fridge freezer and washing machine. Side window and French doors leading onto the rear garden.

FIRST FLOOR

Landing

Bedroom one

A generous double room to the front elevation, two windows with shutter-blinds and curtains, radiator and wood flooring. Fitted wardrobes, kingsize bed and mattress, bedside tables and drawers.

Bedroom two

A double room in the middle of the property, window with curtains, radiator and carpet. Two chest of drawers.

Bedroom three

A double room to the rear elevation, window with curtains, boiler cupboard, radiator and carpet, bed.

Bathroom

Refitted contemporary bathroom suite with P shaped bath, thermostatic shower over, WC, wash hand basin, obscure side window, tiled splash backs and spotlighting.

OUTSIDE

Foregarden and rear garden

Front - gated frontage with privet hedge/wall screening, small fore-garden paved with access to front entrance door

Rear - patio and pathway onto lawn, side border, table and chairs. (PLEASE NOTE THE GARAGE IS NOT INCLUDED IN THE LET)



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

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