



Ivybridge Road

Styvechale, Coventry

Rent £1,000 Per calendar month

Deposit £1,150





Ivybridge Road

Styvechale, Coventry, CV3 5PG

An UNFURNISHED well presented semi detached family home in this sought after well served location. Benefits from gas heating and double glazing. Accommodation comprising; hall, through lounge diner, conservatory, kitchen, three bedrooms (two with fitted wardrobes) and bathroom. Outside occupying a corner plot, with neat gardens to three sides and garage. Available 29th March 2021. EPC Band D.





GROUND FLOOR

Entrance hallway

PVC front entrance door, stairs to first floor with under-stairs storage, radiator and wood effect floor.

Lounge dining room

Double glazed window to front, radiators and wood effect floor, French doors with side and overhead panels opens into:

Conservatory

Double glazed windows to two sides and French doors lead out, radiator and tiled floor.

Kitchen

Range of matching Oak effect wall and base units, integrated oven hob and extractor, integrated dishwasher and fridge freezer, PVC door to garden and double glazed window to rear, tiled floor.

FIRST FLOOR

Landing

Double glazed side window, carpet and doors lead off:

Bedroom one (double)

Double glazed window, fitted wardrobes housing boiler, radiator and carpet.

Bedroom two (double)

Double glazed window, fitted wardrobes, radiator and carpet.

Bedroom three (single)

Double glazed window, radiator and carpet.

Bathroom

Modern white suite, shower over bath with screen, basin set to vanity cupboard, tiled splash backs, obscure double glazed window, towel radiator and wood effect floor.

OUTSIDE

Front, side and rear gardens

Front - enclosed with boundary wall and hedging, block paved pathway to front entrance and lawns. Gate into:

Side and rear gardens - continuation of block paved pathway onto patio, side and rear gardens with lawns, stepping stones lead down to garage.

Garage

Up/over door, two side windows and door to rear garden.



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City Centre
 20 New Union Street
 Coventry, CV1 2HN
 024 7622 2022
 sales@payne-cov.com

Earlsdon
 221 Albany Road
 Coventry, CV5 6NF
 024 7667 7000
 earlsdon@payne-cov.com

Daventry Road
 165 Daventry Road
 Coventry, CV3 5HF
 024 7650 3070
 daventryroad@payne-cov.com

Walsgrave Road
 312 Walsgrave Road,
 Coventry, CV2 4BL
 024 7645 5555
 walsgrave@payne-cov.com

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	
	66	85	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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