



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
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**57 Gretna Road,
Coventry, CV3 6DY**

£1,100 Per Month

A well presented three bedroom double stone bayed mid terrace property located in Finham within a sought after school catchment area and with excellent access to the A45 and associated motorway networks. The property benefits from UPVC double glazing, gas fired central heating, a fitted kitchen and an electric shower over the bath. There is driveway parking to the front and a large shed to the rear. There are two reception rooms and a reasonable sized rear garden. Offered on an unfurnished basis. AVAILABLE APRIL.

TO THE FRONT

There is a block paved driveway to the front.

HALLWAY

5'5" x 12'1" (1.65 x 3.68)

With a UPVC front door and an under stair cupboard.

LOUNGE

11'4" x 13'1" into bay (3.45 x 3.99 into bay)



With a bay window to the front and a decorative fire surround with an inset coal effect gas fire.

DINING ROOM

11'1" x 12'3" (3.38 x 3.73)



With a decorative fire place and a door leading to the rear garden.

KITCHEN

6'2" x 13'10" (1.88 x 4.22)



Fitted with oak effect units, contrasting dark worktops, a ceramic hob, stainless steel built under electric oven and space for a fridge freezer and a washing machine. There is a built in pantry and a door leads to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE (FRONT)

10'9" x 14'9" into bay (3.28 x 4.50 into bay)



With a bay window.

BEDROOM TWO (REAR)
10'9" x 10'5" (3.28 x 3.18)



With wood effect engineered flooring and a built in cupboard.

BEDROOM THREE (FRONT)
6'1" x 8'5" (1.85 x 2.57)



BATHROOM
8'0" max x 8'6" max (2.44 max x 2.59 max)



Fitted with a white suite with an electric shower over the bath.

REAR GARDEN



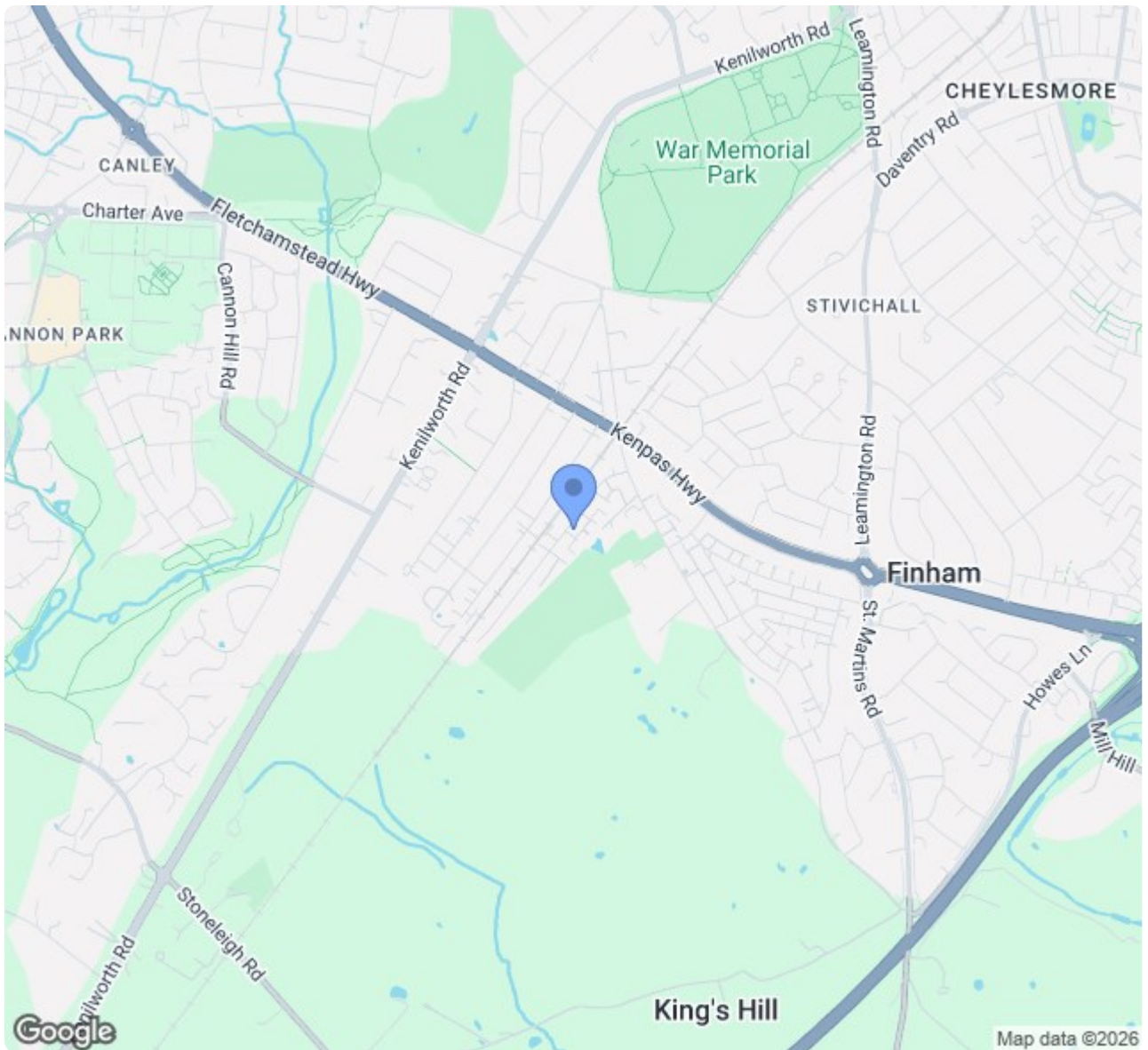
A reasonable sized rear garden with a large shed.

COUNCIL TAX
Band B


Deposit

A Security Deposit of £1269.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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