



**ASSURED
RESIDENTIAL**

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**69 Upper Eastern Green Lane
Coventry, CV5 7DA**

£1,250 Per Month

Located in the the sought after and quiet western residential suburbs of Eastern Green, Coventry, this well presented three bedroom modern mid terrace property offers excellent family accommodation. With a light and airy through lounge with patio doors to the well enclosed rear garden, laminate flooring throughout the ground floor, bathroom with a ,mixer shower over the bath, a recently fitted kitchen, double glazing and gas fired central heating and rear access to a brick built garage. Offered on an unfurnished basis. AVAILABLE JUNE

TO THE FRONT

Block paved frontage leading to a porch.

HALLWAY



With wood laminate flooring, an understair cupboard and double doors leading to the lounge.

LOUNGE

12'5" max x 23'0" (3.78 max x 7.01)



With wood laminate flooring, a large window to the front and patio doors to the rear.

DINING AREA



KITCHEN

7'10" x 11'11" max (2.39 x 3.63 max)



Attractively fitted with Howdens Greenwich Sandstone units, wood block effect worktops, stainless steel gas hob, built under electric oven, hood and space for a fridge freezer, washing machine and a dishwasher. A door leads to the rear garden.

BATHROOM

7'10" x 5'6" (2.39 x 1.68)



With fully tiled walls, a white suite with a chrome thermostatic mixer shower over the bath and with a chrome ladder style heated towel rail.

BEDROOM ONE (FRONT)

12'4" max x 11'8" (3.76 max x 3.56)



BEDROOM TWO (REAR)

11'0" x 10'6" (3.35 x 3.20)



BEDROOM THREE (FRONT)

7'8" x 8'10" (2.34 x 2.69)



With a built in storage cupboard.

TO THE REAR

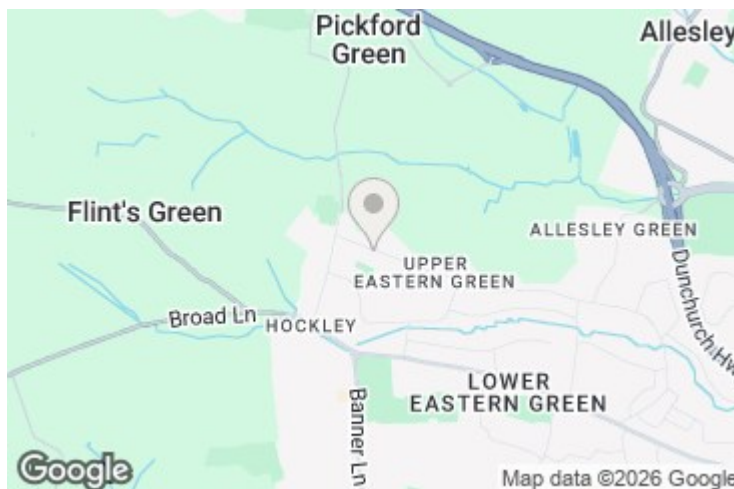
With a patio area, lawn and a brick built garage.

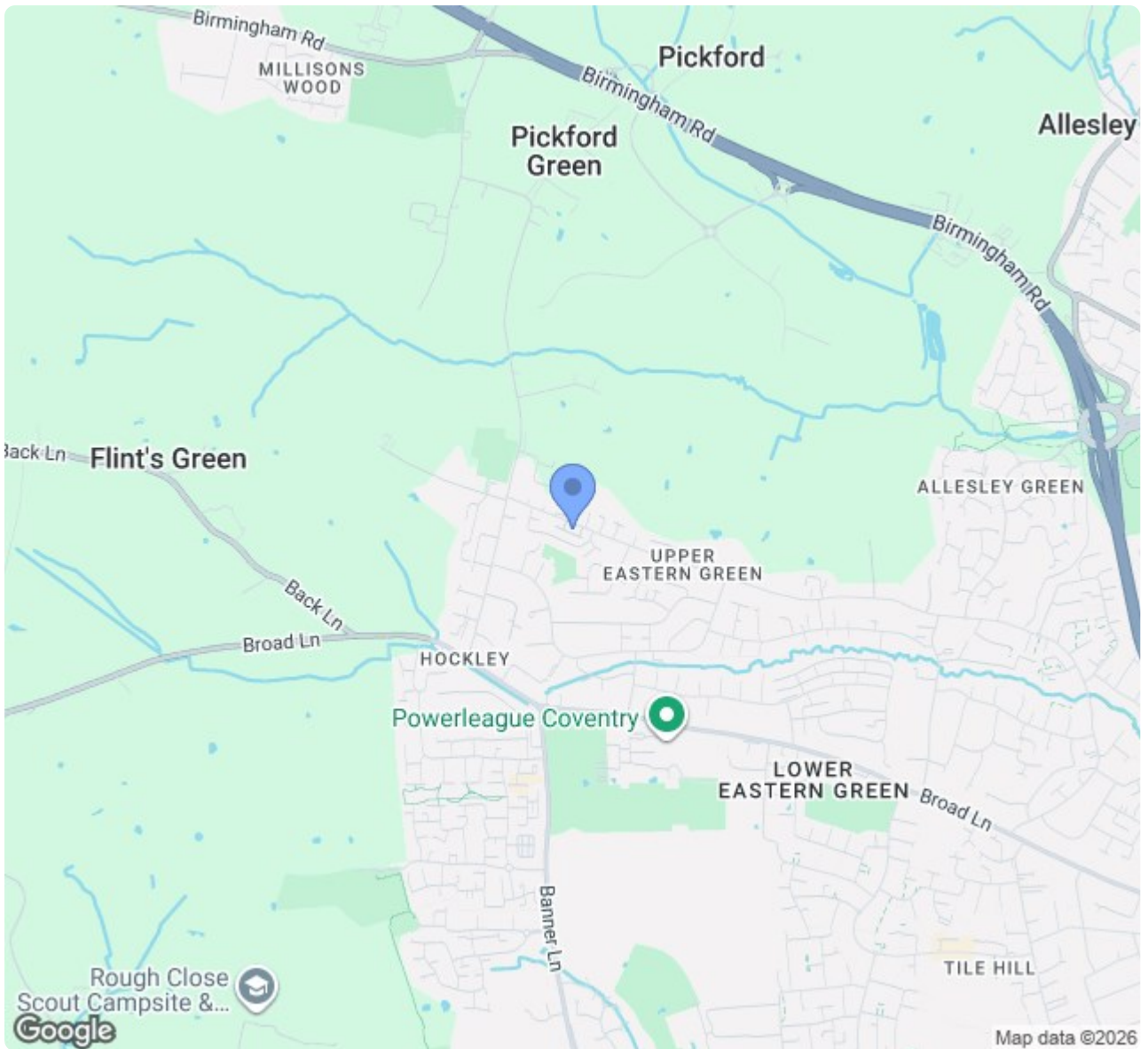
COUNCIL TAX

Band C

Deposit

A Security Deposit of £1442.00 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		84
(69-80) C		
(55-68) D	68	
(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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