



**ASSURED
RESIDENTIAL**

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**19 Hawksworth Drive
Coventry, CV1 4PX**

£975 Per Month

An attractively presented two bedroom modern mid terrace property superbly located in Coundon, being convenient for Coventry city centre and the inner ring road. There is UPVC double glazing, gas fired central heating, a well fitted kitchen and a well fitted shower room. There is off road parking for two cars and an enclosed rear garden. Offered on an unfurnished basis. Available November.

To The Front

The property is set behind a small front garden with driveway parking for one car to the front and allocated parking for an additional car.

Hallway

5'9" x 7'9" (1.75m x 2.36m)

With the stairs leading off, doors to the kitchen and lounge and with V groove oak effect wood laminate flooring.

Kitchen

6'7" x 8'8" (2.01m x 2.64m)

Attractively fitted with white high gloss wall and base units, slim solid form worktops and splashbacks, stainless steel built under oven, electric ceramic hob and a modern glass front extractor hood. There are white faux wood Venetian blinds to the window and V groove wood laminate flooring.

Lounge

12'9" max x 15'8" max (3.89m max x 4.78m max)

With a large built under stair cupboard, V groove wood effect laminate flooring and a door leading to the rear garden.

Landing

5'10 x 2'11" (1.78m x 0.89m)

With V groove wood effect laminate flooring.

Bedroom One (front)

12'9" max x 11'1" max (3.89m max x 3.38m max)

With two windows to the front elevation, double sliding door built in wardrobes, an airing cupboard with a radiator within and V groove wood effect laminate flooring.

Shower Room

5'8" max x 8'4" max (1.73m max x 2.54m max)

Attractively fitted with a large walk in enclosure with a chrome mixer rain shower and hose attachment, modern vanity unit with basin and a close coupled WC. There is cushion flooring.

Bedroom Two (rear)

7'7" max x 11'3" max (2.31m max x 3.43m max)

With V groove wood effect laminate flooring.

Rear Garden

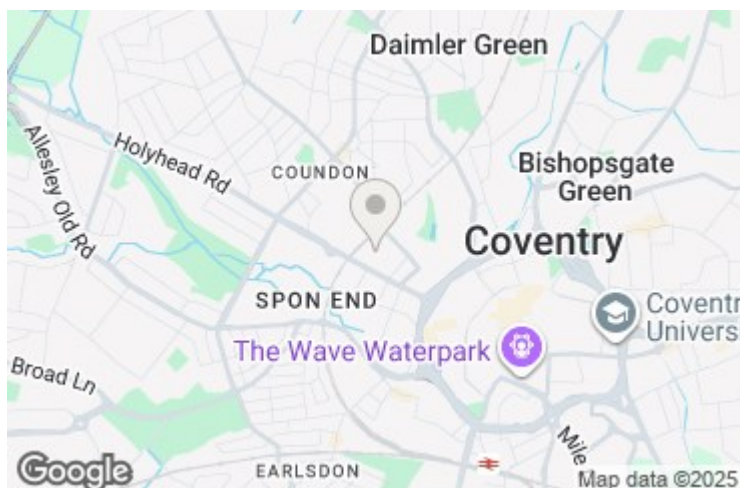
A pleasant garden with a patio, lawn and herbaceous borders. There is a shed.

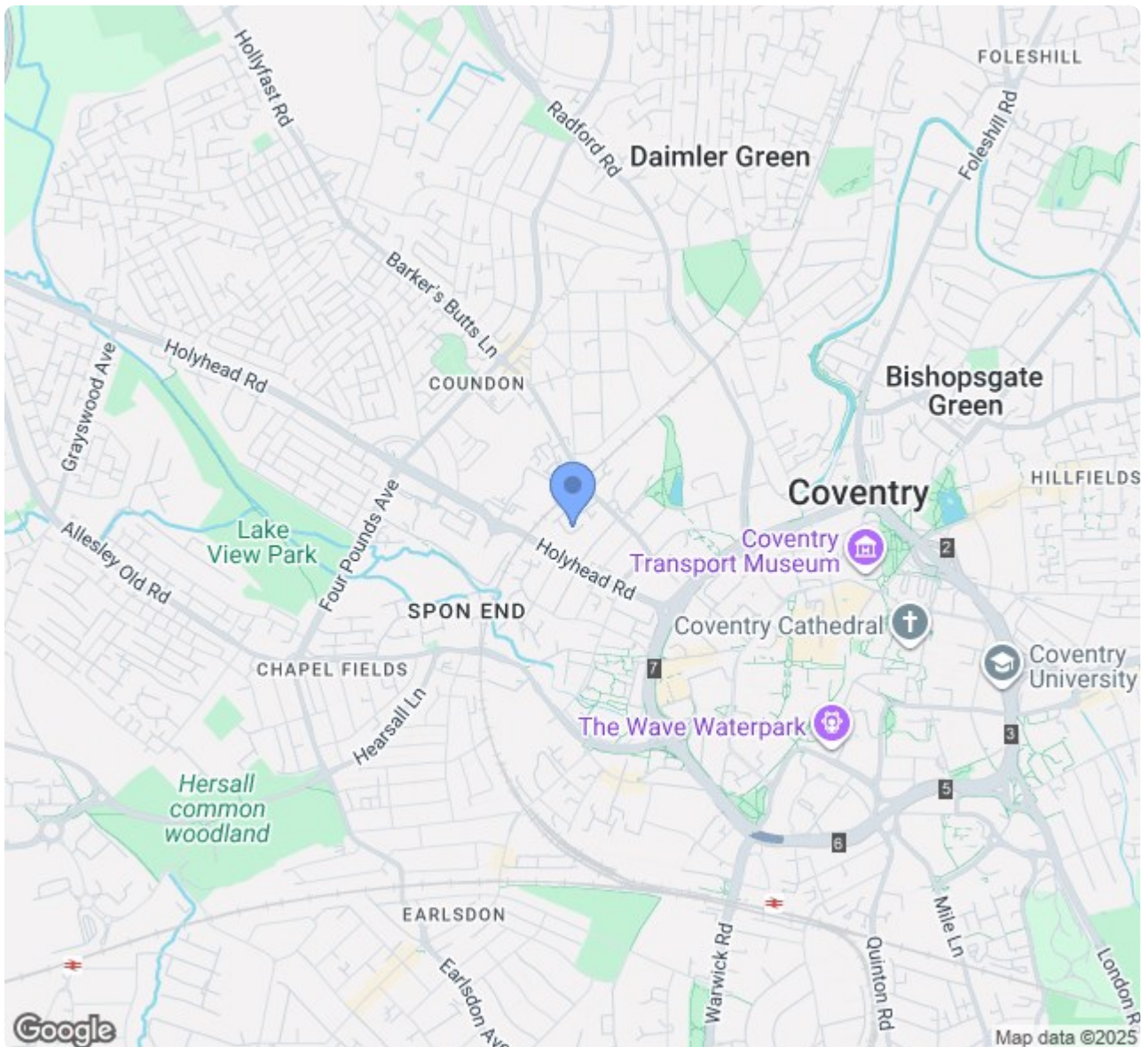
Council Tax

Band B

Deposit

A Security Deposit of £1125.00 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 74 | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.