



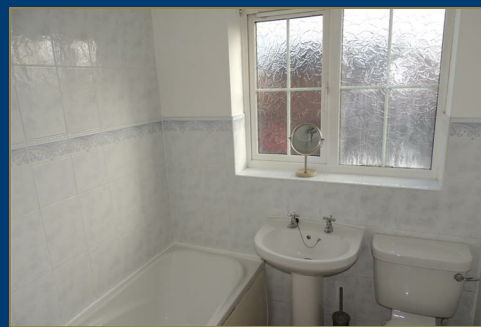
**ASSURED  
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,  
Warwickshire, CV1 3JH

Tel: 024 7622 5030

Email: [lettings@assuredresidential.com](mailto:lettings@assuredresidential.com)

Web: [assuredresidential.com](http://assuredresidential.com)



**51 Gunton Avenue  
Coventry, CV3 3AF**

**£1,200 Per Month**

A well presented and redecorated modern semi detached house located to the eastern residential suburbs of Coventry with easy access to the City Centre, JLR, the A45/A46 and the wider motorway network. The accommodation consists of living room, dining kitchen with appliances, conservatory, WC/cloakroom, three bedrooms, bathroom with shower. Garage with drive and gardens to front and rear. Having UPVC framed double glazing and gas fired central heating, the property is being offered on an UNFURNISHED basis and is AVAILABLE NOW.

Access to the property is via a driveway/path along side a lawned front garden to a double glazed door leading to the

### **HALL**

Having a radiator, double glazed window to the side, stairs to first floor and door to the

### **WC/CLOAKROOM**

Having a double glazed window to the front, radiator and modern white low level flush WC and wash hand basin.

### **LIVING ROOM**

13'1" x 11'4" max (3.99 x 3.45 max)



Having a double glazed window to the front, two radiators, understairs storage cupboard and door to the

### **DINING KITCHEN**

14'7" x 9'2" (4.45 x 2.79)



Having a double glazed window overlooking the rear garden, a range of matching base and wall cupboards with stainless steel one and a half bowl sink unit, integrated stainless steel gas hob with matching electric double oven below, washing machine and fridge freezer. In the dining area there are double glazed French doors leading to the conservatory

### **DINING AREA**



### **CONSERVATORY**

10'6" max x 7'5" max (3.20 max x 2.26 max)



Constructed of brick and double glazed units with laminate flooring and french doors to the rear garden.

### **LANDING**

Having a hatch to the loft space, door to store cupboard housing gas central heating boiler and doors off to



### FRONT BEDROOM

9'3" x 8'1" (2.82 x 2.46)



Having a double glazed window to the front and radiator.

### REAR BEDROOM TWO

13'2" x 8'2" (4.01 x 2.49)



Having a double glazed window to the rear and radiator.

### REAR BEDROOM THREE

7'11" x 6'2" (2.41 x 1.88)



Having a double glazed window to the rear and radiator.

### BATHROOM

6'2" x 5'8" (1.88 x 1.73)



Having a double glazed window to front, radiator and modern white suite with electric shower over the bath.

### GARAGE

Situated to the side of the property with driveway approach and access via a roller shutter garage door and a further door to the rear garden.

### REAR GARDEN



Mainly laid to lawn.

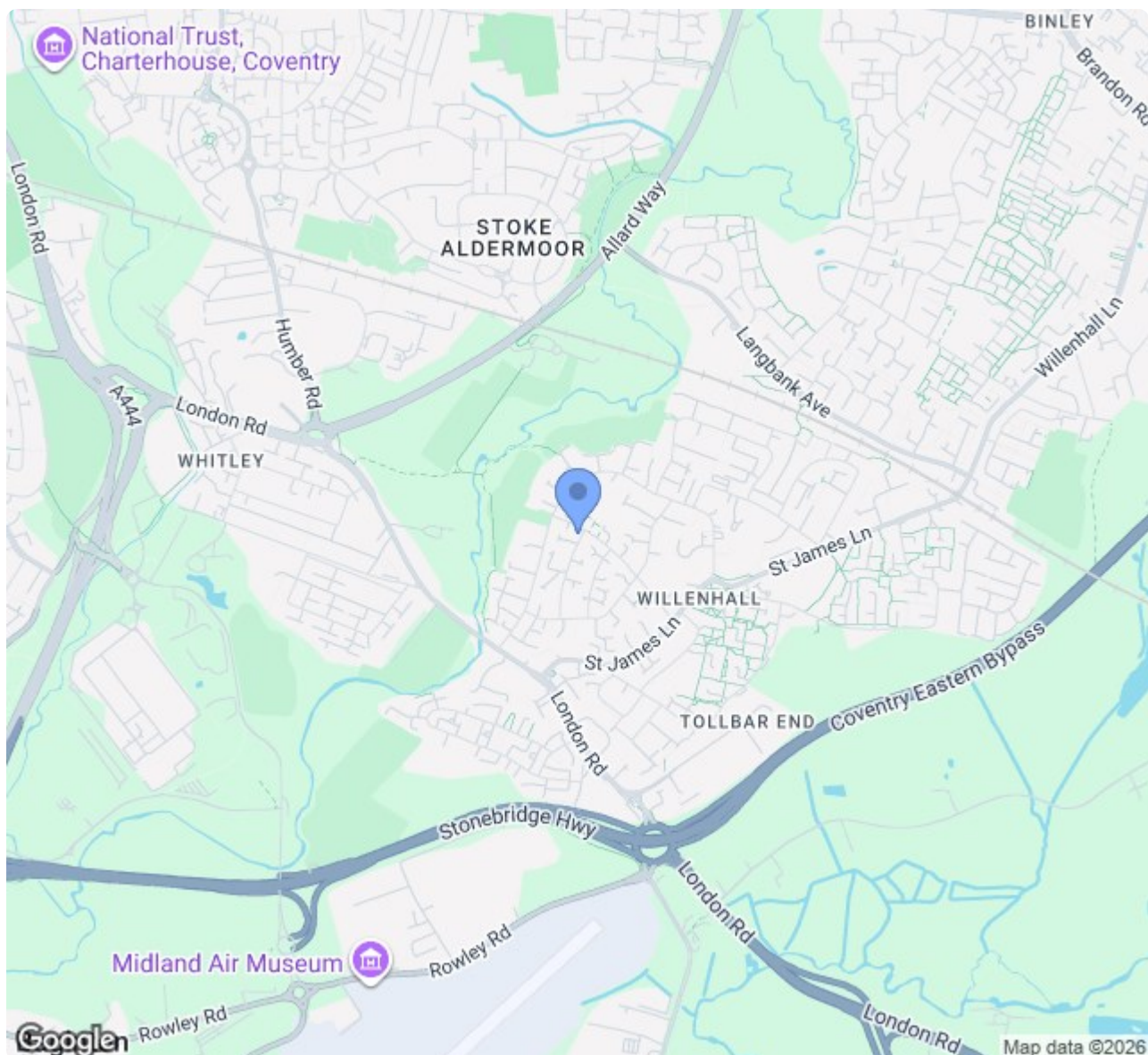
### COUNCIL TAX

Band B.

### DEPOSIT

A Security Deposit of £1,380 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.