



**ASSURED  
RESIDENTIAL**

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**40 Ulverscroft Road  
Coventry, CV3 5EZ**

**£1,250 Per Month**

Conveniently situated 1.3 miles from the City Centre, 1.10 miles from the Railway Station and 0.4 miles from the Daventry Road shopping parade here is a well proportioned Tudor style bay fronted traditional terraced house which enjoys a fitted kitchen with quartzstone work surfaces, integrated oven, hob and extractor, ground floor fully fitted shower room/cloaks and a good sized first floor bathroom. Gas central heating is installed, there is UPVC double glazing and the well presented and improved living accommodation is complimented by a long enclosed rear garden with large timber shed to the far boundary. The remainder of the property comprises: porch, hallway, two good sized reception rooms, landing and three pleasant proportioned bedrooms.. Offered on an unfurnished basis. AVAILABLE FEBRUARY.

## FRONT GARDEN

Set behind a wall to the front boundary with entrance gate and having lawn.

## HALL



Composite double glazed front entrance door, single panel radiator and staircase to first floor with oak bannister rail.

## FRONT RECEPTION

11'11" x 11'10" to bay (3.65 x 3.62 to bay)



Double panel radiator and double glazed bay window.

## REAR RECEPTION

10'5" x 11'5" (3.20 x 3.50)



Single panel radiator and double glazed casement doors to rear garden.

## KITCHEN

7'5" max 5'6" min x 13'1" (2.28 max 1.70 min x 4.01)



With feature quartz worktops and white base/wall cupboard units. Stainless steel integrated oven and 4 ring gas hob with chimney style extractor over the hob. Stainless steel sink, space for washing machine, smart ceramic floor, single panel radiator, double glazed window and rear entrance door.

## MODERN SHOWER ROOM



Large tiled shower cubicle with thermostatic shower, ceramic sink with cupboard below and low level wc. Ceramic tiled floor, extractor fan, UPVC double glazed window and double glazed Velux roof window making the room bright and airy. Chromed heated towel rail.

## FIRST FLOOR LANDING

### BATHROOM



Panelled bath with thermostatic shower over and splash screen to the side of the bath, wash basin with cupboard under and low level wc. Tiled floor, 2 double glazed windows, extractor, tiled walls, chromed heated towel rail and gas Vaillant combination boiler in cupboard.

### BEDROOM ONE (FRONT)

10'1" x 12'4" (3.08 x 3.76)



Double glazed window and single panel radiator.

### BEDROOM TWO (REAR)

10'7" x 11'6" (3.23 x 3.53)



Double glazed window and single panel radiator.

### BEDROOM THREE (FRONT)

6'0" x 10'0" average (1.84 x 3.07 average)



Double glazed window and single panel radiator. A good sized single bedroom.

## REAR GARDEN



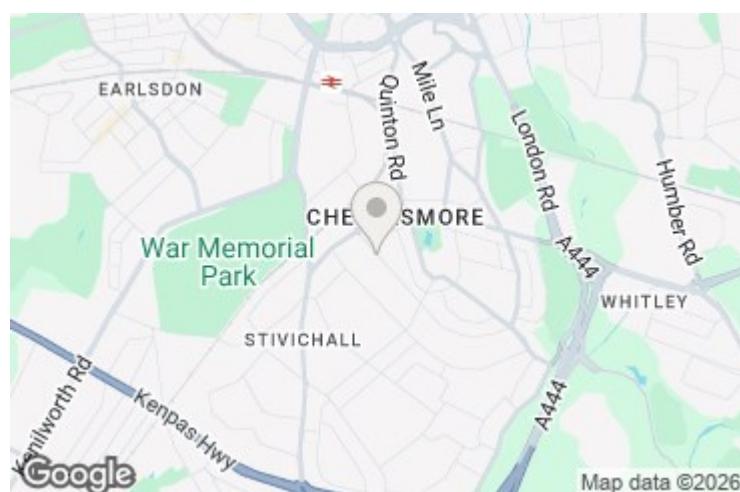
Well proportioned with good size patio, lawn, fenced boundaries and rear gate. Large timber shed, cold water point and external power point.

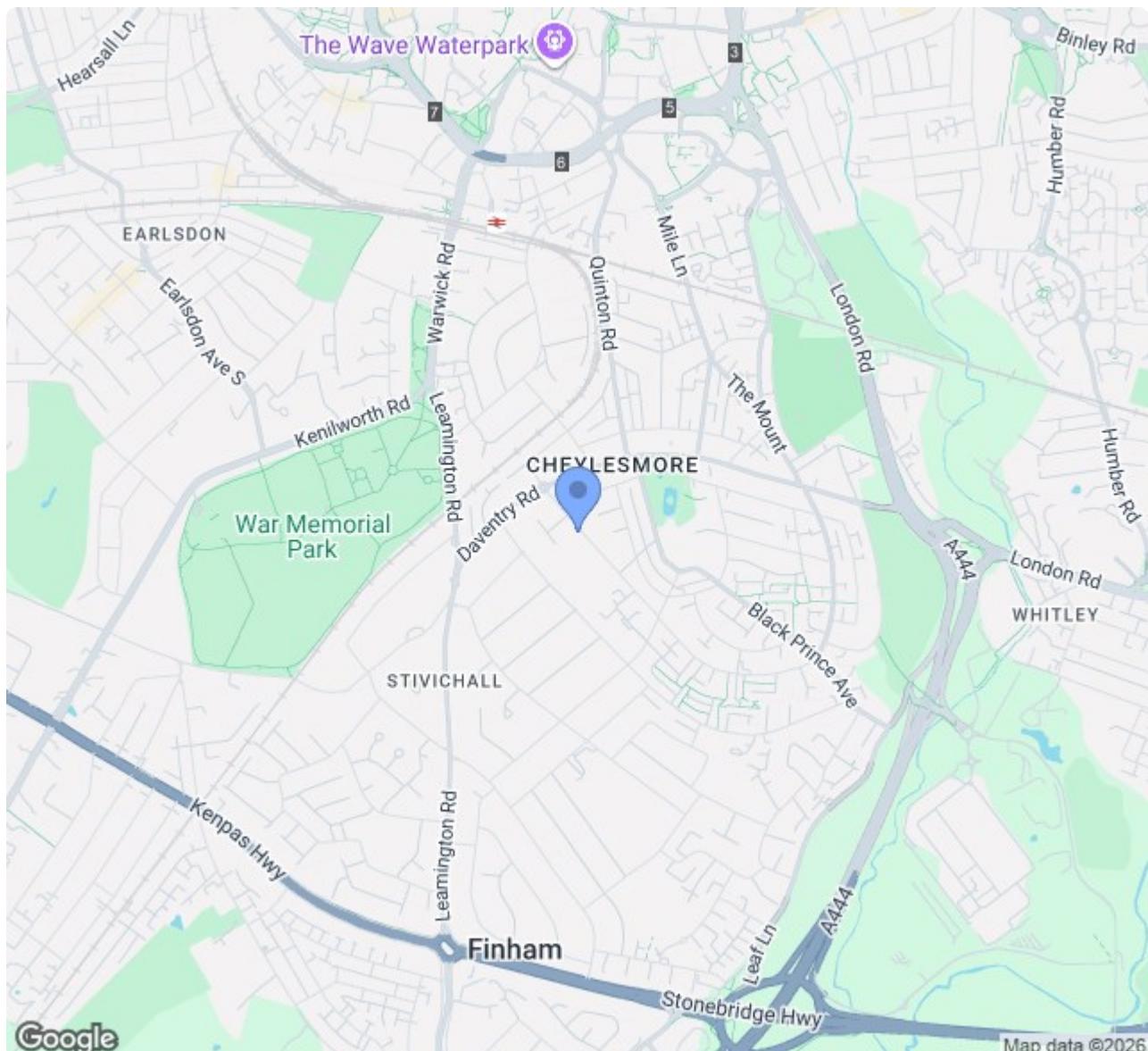
## COUNCIL TAX

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.