



**ASSURED
RESIDENTIAL**

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

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**106 Maudslay Road
Coventry, CV5 8EN**

£1,150 Per Month

***** NEW KITCHEN *** REDECORATED *** NEW FLOORING ***** A three bedroom single bayed mid terrace property located in the Chapelfields, just to the west of Coventry City centre, with easy access to the A45 and the associated motorway networks. There is an attractive fitted kitchen with space for a table, a utility area, Guest WC, two reception rooms, bathroom, utility lobby. The property has UPVC double glazing and gas fired central heating. Offered on an unfurnished basis. AVAILABLE MID JUNE.

Access to the property is via a pathway passing paved foregarden to open porch and front door

HALLWAY

Having stairs to first floor with understairs cupboard and radiator

FRONT RECEPTION ROOM

13'11" into bay x 12'3" max (4.24 into bay x 3.73 max)



Having double glazed bay window to the front and radiator.

REAR RECEPTION ROOM

11'11" x 11'2" (3.63 x 3.40)



Having double glazed window to the rear and radiator.

BREAKFAST KITCHEN

19'3" x 8'4" max (5.87 x 2.54 max)



Fitted with Howdens Sandstone wall and base units, oak effect worktops and white brick style splash back tiles, There is and electric built under oven, stainless steel gas hob, stainless steel recirculating hood, space fro a dishwasher and attractive cushion flooring.

LOBBY



With undercounter plumbing for a washing machine, a UPVC door leading to the rear garden and attractive cushion flooring.

GUEST WC

6'1" x 4'11" (1.85 x 1.50)



With a white close coupled WC, slimline vanity unit with wash hand basin, a radiator and attractive cushion flooring.

LANDING

BEDROOM ONE (REAR)

11'11" max x 11'2" max (3.63 max x 3.40 max)



Having double glazed window to rear, radiator and built in wardrobe and cupboard housing combi gas central heating boiler.

BEDROOM TWO (FRONT)

11'9" x 9'0" max (3.58 x 2.74 max)



Having double glazed window to front and radiator

BEDROOM THREE (FRONT)

8'11" x 8'1" (2.72 x 2.46)



Having double glazed window to front and radiator.

BATHROOM

6'7" x 6'2" (2.01 x 1.88)



Fitted with a white suite with a thermostatic mixer shower over the bath, full tiling to walls, stainless steel heated towel rail, window to rear.

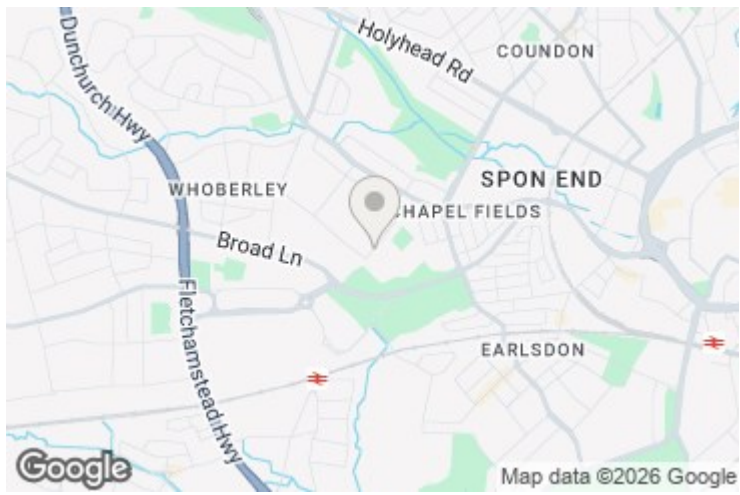
REAR GARDEN

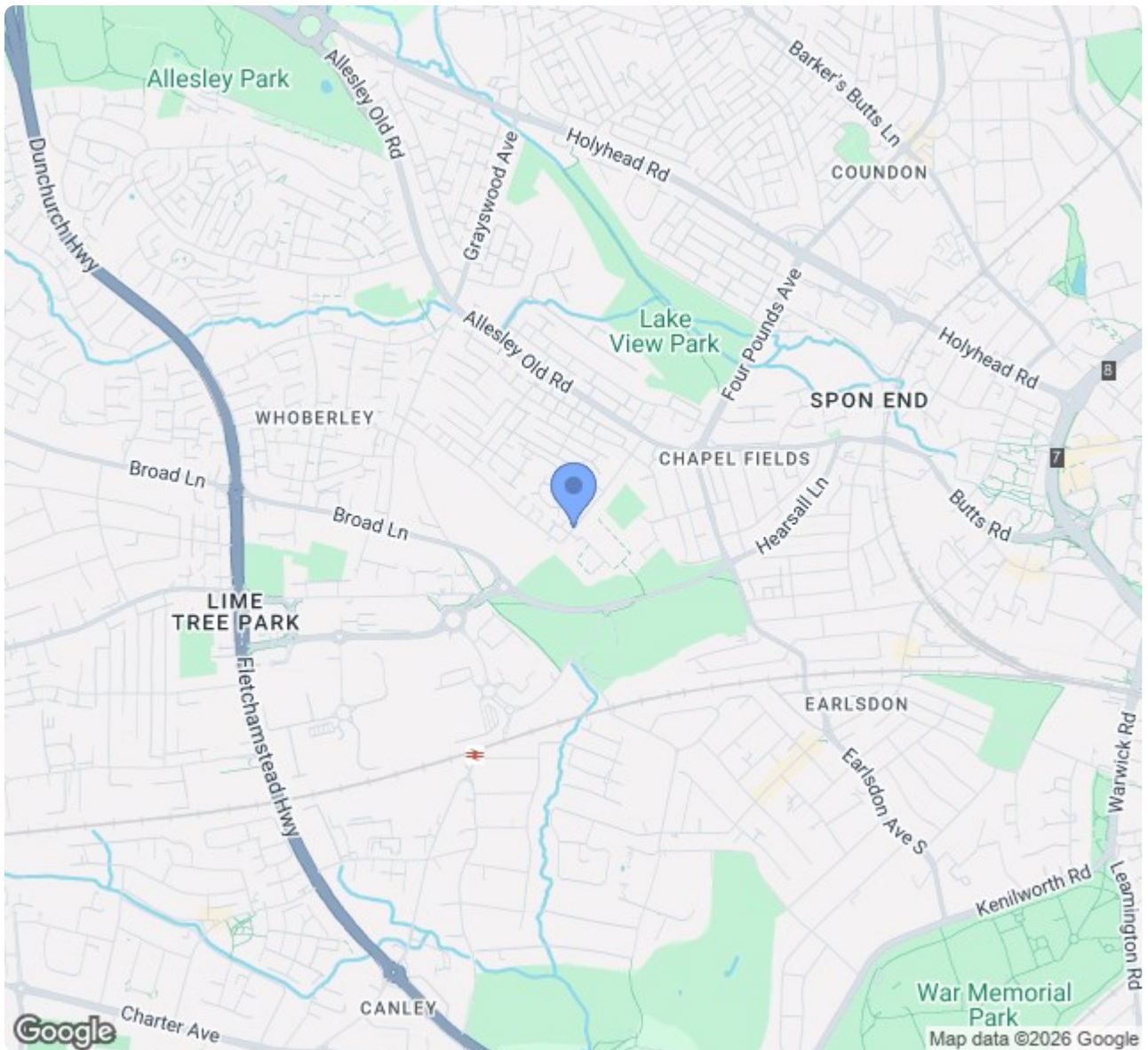
COUNCIL TAX

Band B

Deposit

A Security Deposit of £1326.00 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	62	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.