



**ASSURED
RESIDENTIAL**

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

Tel: 024 7622 5030

Email: lettings@assuredresidential.com

Web: assuredresidential.com



**7 Brockenhurst Way
Coventry, CV6 6TE**

£925 Per Month

A two bedroom mid-terrace house situated in the heart of Hawkesbury Village, Longford to the North of Coventry giving good access to the M6 and A444. The accommodation comprises entrance hall with cloakroom/WC off, kitchen with built-in gas hob and electric oven and washing machine, a good sized living/dining room with patio doors to the rear garden. There are two double bedrooms and a bathroom with electric shower over the bath. The property has uPVC framed double glazed windows throughout and gas fired central heating. There is off road parking to the front and a garden to the rear. Offered on an UNFURNISHED basis and available EARLY DECEMBER.

ENTRANCE HALL

having a Upvc entrance door and with laminate flooring.

CLOAKROOM/WC

2'6" x 5'1" (0.76 x 1.55)

KITCHEN

5'8" x 9'10" (1.73 x 3.00)



having a range of fitted units with built in gas hob and electric oven and washing machine. A Upvc framed double glazed window looks out to the front.

LOUNGE/DINING ROOM

12'0" x 15'8" (3.66 x 4.78)



with laminate flooring, two double panel radiators and an understairs storage cupboard. To the rear there is a sliding patio door giving access to the garden.

FRONT BEDROOM

12'0" x 9'5" (3.66 x 2.87)



being a double bed sized room with carpet and having a Upvc framed double glazed window to the front, single panel central heating radiator and a built in airing cupboard.

REAR BEDROOM

12'0" x 9'10" (3.66 x 3.00)



being a double bed sized room with carpet and having a Upvc framed double glazed window to the rear and single panel central heating radiator.

BATHROOM

5'6" x 6'0" (1.68 x 1.83)



having white suite comprising bath with electric shower over, low level wc and basin.

OUTSIDE

There is off road hard standing for parking to the front for up to two cars (dependant on size)

REAR GARDEN



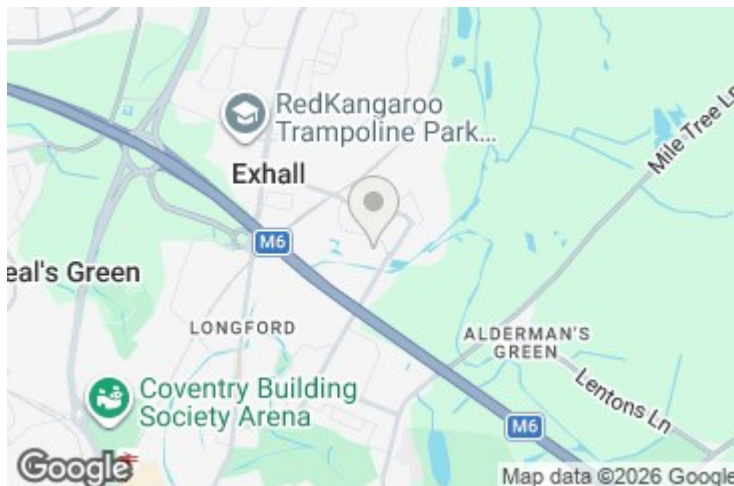
Being low maintenance with a small slabbed patio and the remainder overlaid with pebbles and having 5' fencing all around with a pedestrian access gate.

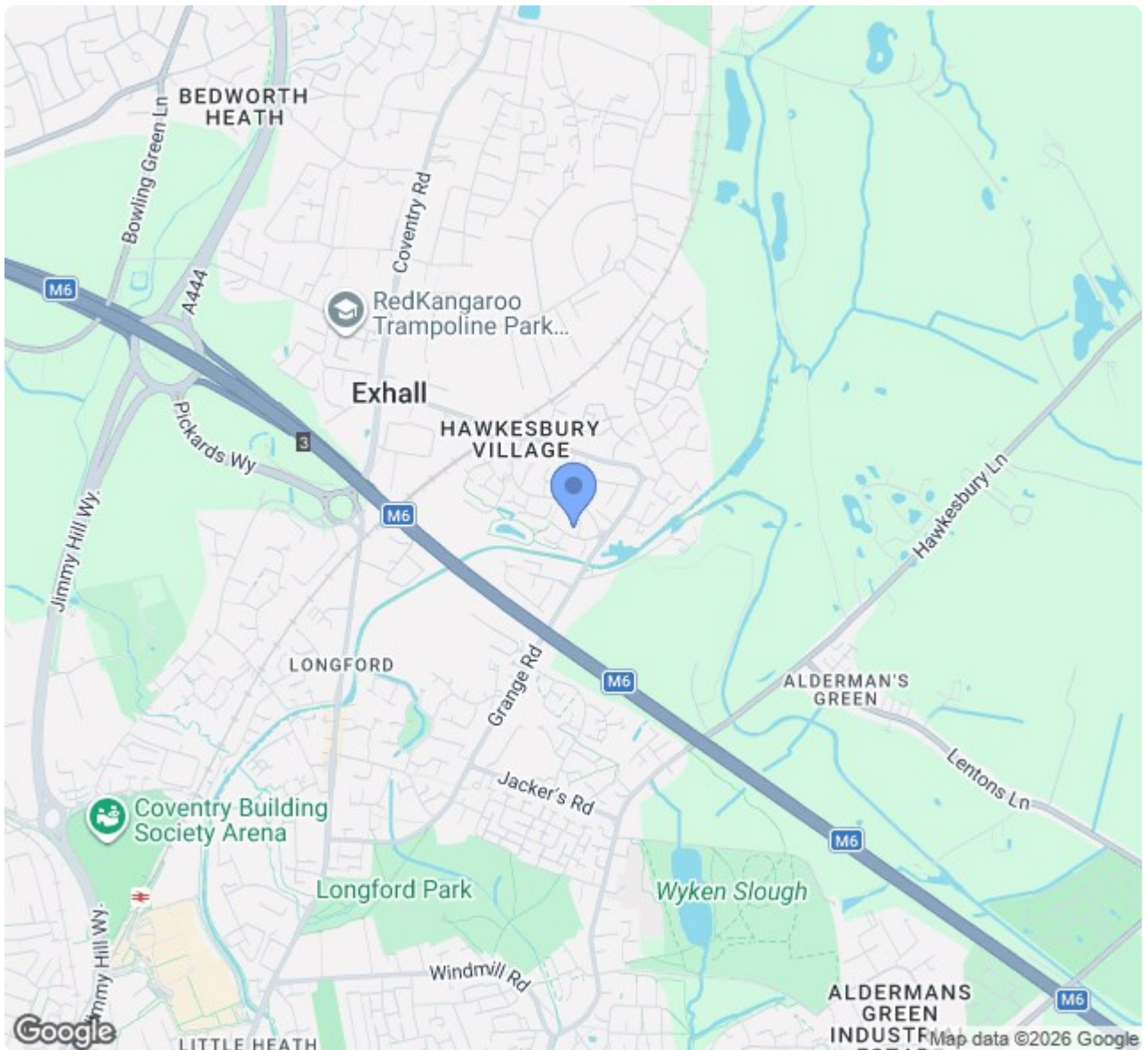
COUNCIL TAX

Band B

DEPOSIT

A Security Deposit of £1065 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		91
(81-91) B		
(69-80) C	70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.