



**ASSURED  
RESIDENTIAL**

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**57 Gretna Road,  
Coventry, CV3 6DY**

**£1,200 Per Month**

A well presented three bedroom double stone bayed mid terrace property located in Finham within a sought after school catchment area and with excellent access to the A45 and associated motorway networks. The property benefits from UPVC double glazing, gas fired central heating, a fitted kitchen and an electric shower over the bath. There is driveway parking to the front and a large shed to the rear. There are two reception rooms and a reasonable sized rear garden. Offered on an unfurnished basis. AVAILABLE MID MARCH.

### TO THE FRONT

There is a block paved driveway to the front.

### HALLWAY

5'5" x 12'1" (1.65 x 3.68)

With a UPVC front door and an under stair cupboard.

### LOUNGE

11'4" x 13'1" into bay (3.45 x 3.99 into bay)



With a bay window to the front and a decorative fire surround with an inset coal effect gas fire.

### DINING ROOM

11'1" x 12'3" (3.38 x 3.73)



With a decorative fire place and a door leading to the rear garden.

### KITCHEN

6'2" x 13'10" (1.88 x 4.22)



Fitted with oak effect units, contrasting dark worktops, a ceramic hob, stainless steel built under electric oven and space for a fridge freezer and a washing machine. There is a built in pantry and a door leads to the rear garden.

### FIRST FLOOR LANDING

### BEDROOM ONE (FRONT)

10'9" x 14'9" into bay (3.28 x 4.50 into bay)



With a bay window.

**BEDROOM TWO (REAR)**  
10'9" x 10'5" (3.28 x 3.18)



With wood effect engineered flooring and a built in cupboard.

**BEDROOM THREE (FRONT)**  
6'1" x 8'5" (1.85 x 2.57)



**BATHROOM**  
8'0" max x 8'6" max (2.44 max x 2.59 max)



Fitted with a white suite with an electric shower over the bath.

**REAR GARDEN**



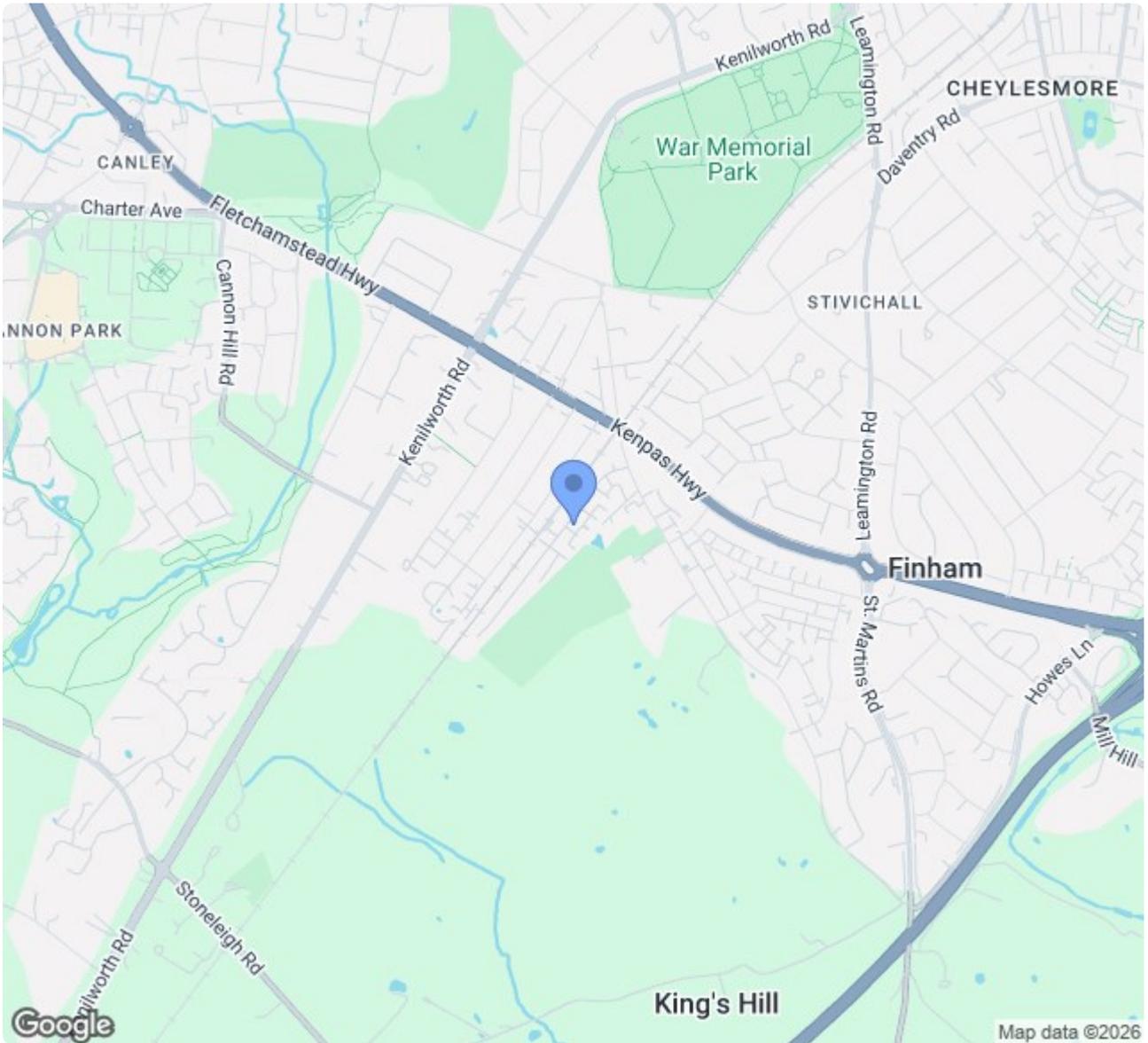
A reasonable sized rear garden with a large shed.

**COUNCIL TAX**  
Band B

**Deposit**

A Security Deposit of £1384.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(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.