



**ASSURED
RESIDENTIAL**

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**30 Boswell Drive
Coventry, CV2 2DH**

£1,400 Per Month

A spacious, modernised four-bedroom semi-detached house on a popular estate to the Eastern side of the City close to University Hospital Coventry and Warwickshire with good access to the M6, M69 and the wider motorway network. Offered on a FURNISHED BASIS, the accommodation comprises large reception room and an open plan kitchen/diner with new appliances. There are three bedrooms and bathroom on the first floor and a further converted double bedroom with en suite shower room on the ground floor. There is a conservatory to the rear, leading out to the garden, which is part slabbed, part artificial grass. There is off road parking to the frontage. The property is double glazed throughout and has gas fired central heating. AVAILABLE NOW.

The property is set back from the road behind a block paved forecourt with parking for at least two average cars.

There is a double glazed entrance porch which opens into the

Front Reception/Living Room

16'0" x 11'1" (4.88 x 3.39)



Having wood block pattern laminate flooring and hardwood effect framed double glazed windows with vertical blinds to the front. Stairs lead off from the living area and the room is open plan to the dining and kitchen areas to the rear.

Dining Area

15'10" x 8'10" (4.85 x 2.7)



Continuation of the laminate flooring and having a door off to the Conservatory and rear garden.

Kitchen Area

8'0" x 8'10" (2.46 x 2.7)



Separated from the dining area by a breakfast bar and fitted with modern cream units with black worktops, an integrated fridge/freezer, built in double electric oven, gas hob with hood over and bowl and 1/2 inset sink. There is an under counter washing machine and dryer, a microwave oven, toaster and kettle are also provided.

Conservatory

9'4" x 6'4" (2.87 x 1.94)

Leads from the dining area to the garden.

Front Bedroom

9'2" x 11'8" (2.80 x 3.58)



Having modern fitted units comprising double and single mirror fronted wardrobes and overhead storage. Grey laminate flooring and double glazed window with Venetian blinds.

Single Front Bedroom

6'5" x 7'1" (1.98 x 2.18)



Grey laminate flooring and double glazed window with Venetian blinds.

Bathroom

6'3" x 5'3" (1.92 x 1.61)



Having a modern white suite with electric shower over the bath. The floor and walls are fully tiled.

Rear Bedroom

9'2" x 9'2" (2.81 x 2.81)



Built in double mirror fronted wardrobe, Grey laminate flooring and double glazed window with Venetian blinds.

Bedroom Four with En Suite

7'11" x 13'1" (2.43 x 4.01)



Situated on the ground floor and accessed from the front entrance lobby, having laminate flooring, double bed, pine wardrobe and double glazed window with Venetian blinds to the front. The en suite has a macerator toilet, basin and shower cubicle with electric shower. The floor and walls are fully tiled.

Garden



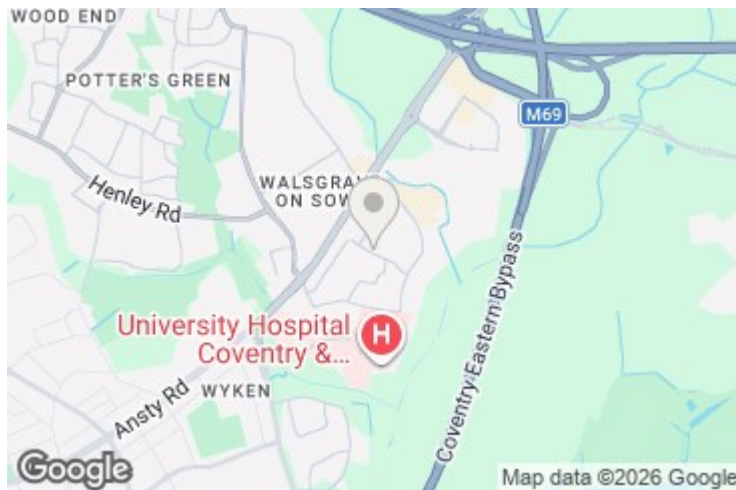
Accessed from the conservatory, there is a raised patio area with artificial turf and a large shed.

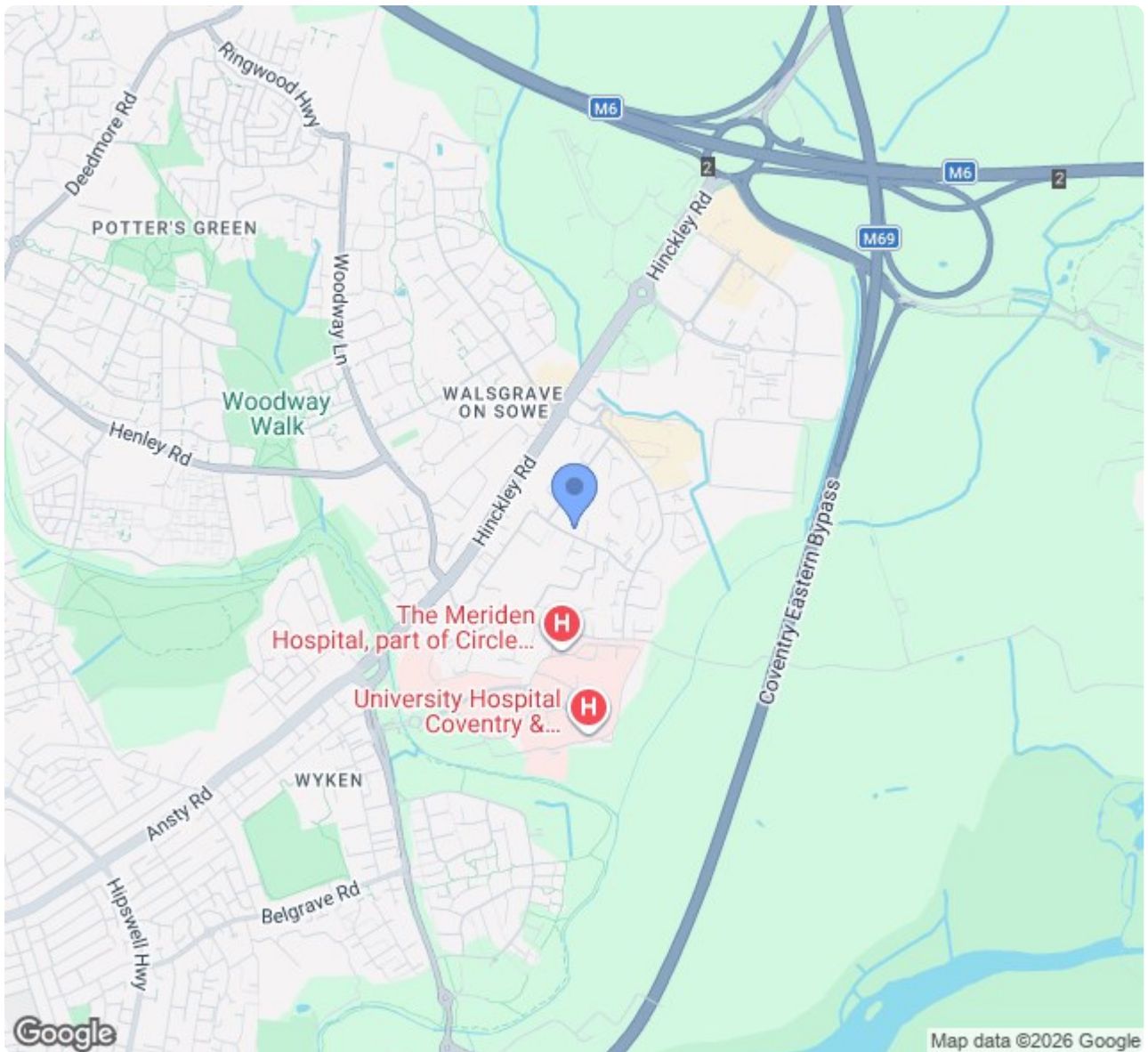
Council Tax

Band C

Deposit

A Security Deposit of £1615 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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