



**ASSURED
RESIDENTIAL**

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**31 Rushmoor Drive
Coventry, CV5 8NL**

£1,075 Per Month

An attractive and particularly well presented three bedroom semi detached property conveniently located just to the west of Coventry City centre on the Rivermead Estate off the Allesley Old Road. The house has an attractive fitted oak effect kitchen with gas cooker, space for a washing machine and fridge freezer and ceramic tiles to the floor. Patio doors lead to the block paved patio and rear garden. There is gas fired central heating, UPVC double glazing and a mixer shower over the bath. Offered on an unfurnished basis. AVAILABLE AUGUST.

To The Front

With an attractive front garden, block paved driveway and gated access to the rear garden.

Hall

2'9" x 4'8" (0.84m x 1.22m;2.44m)

Guest WC

2'9" max x 6'2" (0.84m max x 1.88m)

With close coupled WC, pedestal wash hand basin and wood block effect cushion flooring.

Lounge

15'2" max x 13'9" (4.62m max x 4.19m)



A light and airy room with a window to the front and side elevation, brushed steel spot light fitting, a dog leg stairway leading off and being open to the dining kitchen.

Dining Kitchen

15'2" x 8'8" (4.62m x 2.64m)



Attractively fitted with oak effect wall and base units, gas cooker with double oven, space for a fridge freezer and washing machine and a stainless steel sink and drainer. There is a brushed steel spot light fitting, ceramic tiled to the floor, sliding patio doors to the rear garden and a UPVC side door.

Dining Area



Landing

6'2" max x 10'4" (1.88m max x 3.15m)

With the bedrooms and bathroom leading off and an airing cupboard housing a gas fired combination central heating boiler.

Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Fitted with a white suite with a tap mixer shower over the bath, chrome accessories and wood plank effect cushion flooring.

Bedroom One (Front)

8'10" x 11'1" to wardrobes (2.69m x 3.38m to wardrobes)



With fitted wardrobes and a three spot directional light fitting.

Fitted Wardrobes



Bedroom Two (Rear)

8'9" max x 9'8" max (2.67m max x 2.95m max)

With a three spot directional spot light fitting, and looking over the attractive rear garden.

Bedroom Three (Front)

6'2 x 6'8' (1.88m x 2.03m')



Rear Garden



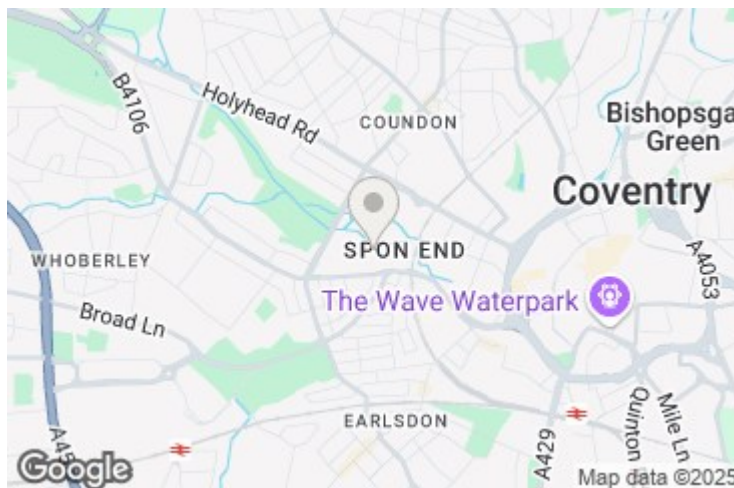
An attractive garden with a block paved patio and with the sound of a stream to the rear.

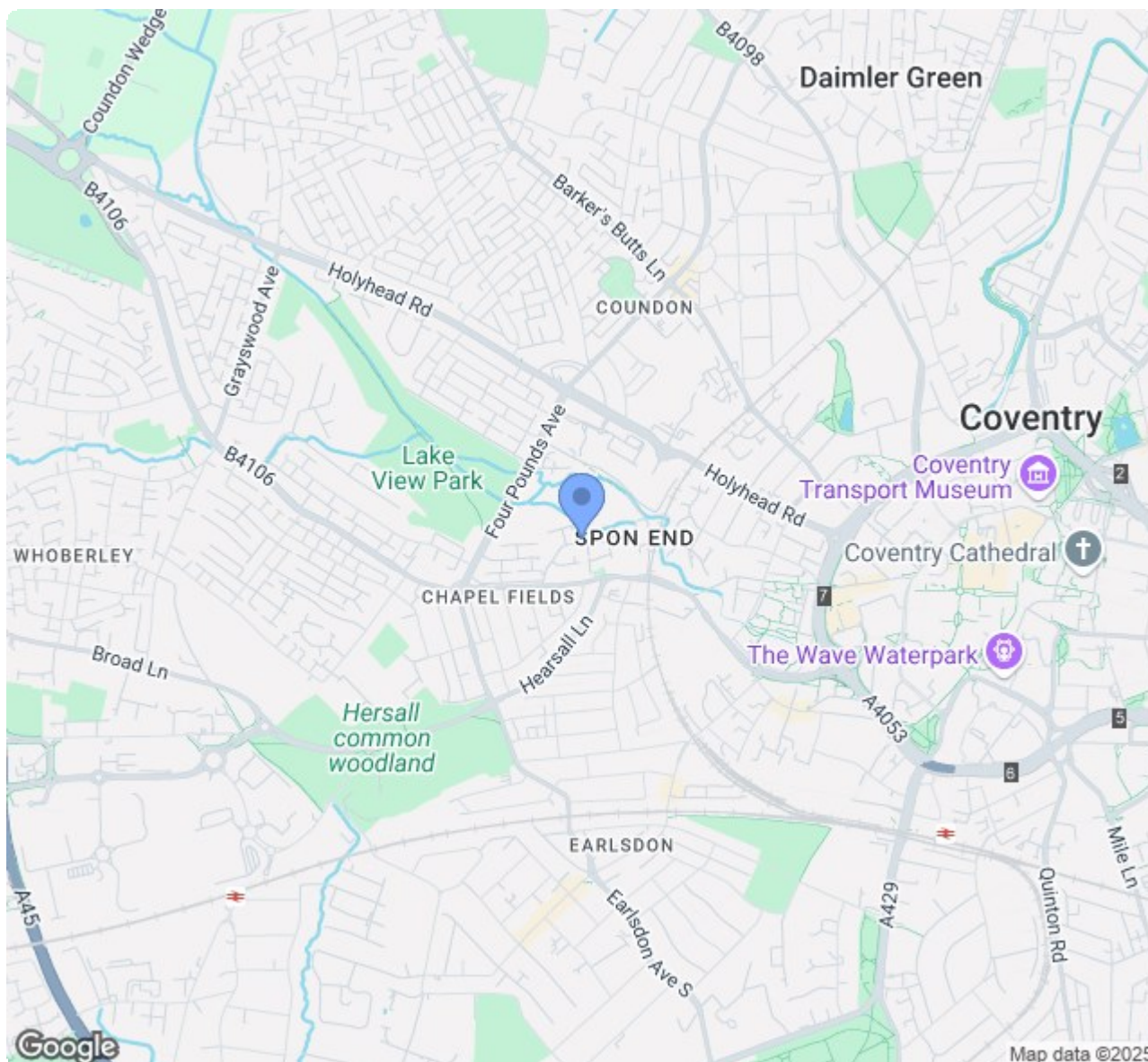
Council Tax

Band C

Deposit

A Security Deposit of £1240 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		87
(81-91) B		
(69-80) C	69	
(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.