

**Aldbourne Road,
Coventry, CV1 4EQ**

Rent: £820 PCM

AVAILABLE FROM: NOW



- 2/3 Good Size Bedrooms
- 1/2 Reception Rooms
- Close To City Centre, Shops, Schools & Parks
- Ground Floor Bathroom
- On Street Parking
- Available Now

Location: Along Radford Rd, 1st right into Light Ln which becomes St Nicholas St then Sandy Ln. Right into Widdrington Rd and 1st right into Aldbourne Rd.



**Paul
Chillingsworth
Homes**

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Call **02476 258492**

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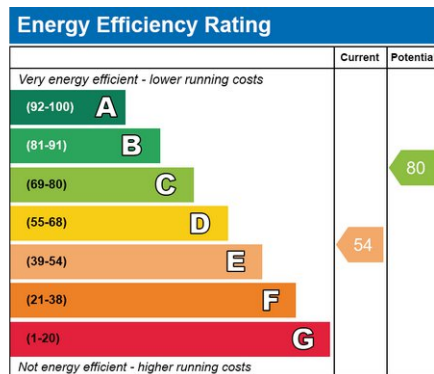


This nicely presented family home is located close to the City Centre with local shops, schools, parks and amenities just a short walk away.

The property comprises of Entrance Hall, Fitted Kitchen, Good Size Lounge/Rear Reception Room, Front Reception Room/3rd Single Bedroom, Bathroom and 2 Double Bedrooms to the First Floor.

Available NOW the property also benefits from small paved front garden area, gas central heating, double glazing and on street parking.

EPC



Hall	with Laminate flooring and central heating radiator.
Front Reception Room/Bedroom 3	3.38 x 2.26 - (11'1" x 7'5") Carpeted with uPVC double glazed window and central heating radiator.
Rear Reception Room/Lounge	3.35 x 3.66 - (11'0" x 12'0") with laminate flooring, uPVC double glazed window and central heating radiator.
Kitchen	1.83 x 2.62 - (6'0" x 8'7") with uPVC double glazed window, range of base and wall units with roll edge worktops, inset Gas Hob, built under Oven and uPVC door to small rear concreted outside area.
Bathroom	with panel Bath with mixer tap shower over, wash basin and WC. Fully tiled, uPVC double glazed window and central heating radiator.
First Floor Bedroom 1	3.38 x 3.35 - (11'1" x 11'0") with uPVC double glazed window and central heating radiator.
First Floor Bedroom 2	3.66 x 3.38 - (12'0" x 11'1") with uPVC double glazed window and central heating radiator.

RENT: £820 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: Now	RENTAL TERM: Long Term
SECURITY DEPOSIT: £946.15	HOLDING DEPOSIT: £189.23 *
COUNCIL TAX BAND: A	EPC RATING: E

*Holding deposit will form part of the first months rent on move-in. Holding deposit is not refundable for unsuccessful application or application withdrawal.

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