



**Oxford Street,  
Coventry, CV1 5EH  
Rent: £850 PCM**

AVAILABLE FROM: NOW



- 2/3 Bedroom Family Home
- Modern Fitted Kitchen with Appliances
- Downstairs Shower Room
- Rear Car Access & Outside Space
- Off Street Parking
- Local Schools, Shops & Amenities on the doorstep
- Newly Decorated
- New Carpets Throughout
- Video Tour Available

**Location:** From the Far Gosford Street island, take the first left off Sky Blue Way at the lights into Oxford Street.

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)  
Call **02476 258492**  
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## Floorplan

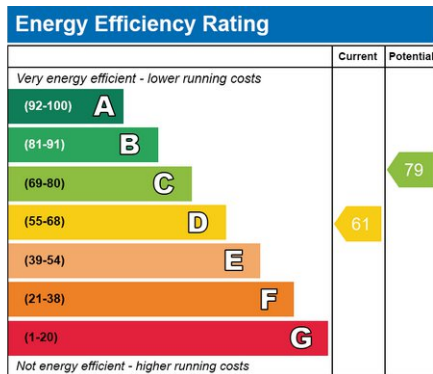
For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



Recently redecorated the property offers generous accommodation throughout and comprises of 2 Double bedrooms to the first floor, Modern fitted kitchen with appliances, Downstairs Shower Room, Good size Lounge/Rear Reception Room and Front Reception Room which could also be used as a 3rd single bedroom.

Benefiting from rear car access with off street parking, gas central heating and double glazing the property is located close to the City Centre and local schools, shops and amenities.

**EPC**



|   |   |
|---|---|
| <b>Hallway</b>                          | with uPVC front door  |
| <b>Front Reception Room/3rd Bedroom</b> | 3.53 x 2.16 - (11'7" x 7'1") with Central heating radiator, uPVC double glazed window, wardrobe and set of drawers.   |
| <b>Lounge</b>                           | 3.28 x 1.83 - (10'9" x 6'0") with central heating radiator, uPVC double glazed window, sofa and chair.  |
| <b>Kitchen</b>                          | 3.23 x 1.83 - (10'7" x 6'0") with range of modern floor and wall units, roll edge worktops, cooker hood, induction hob, built under electric oven, washing machine, fridge/freezer, uPVC double glazed window and central heating radiator. |
| <b>Rear Lobby</b>                       | with uPVC door to rear garden and Vaillant Combi Boiler.  |
| <b>Shower Room</b>                      | with enclosed shower, wash basin, low level WC, uPVC double glazed window and central heating radiator.   |
| <b>Front Bedroom</b>                    | 3.40 x 3.28 - (11'2" x 10'9") to the 1st floor with uPVC double glazed window, central heating radiator, single bed, set of drawers and hanging rail.   |
| <b>Rear Bedroom</b>                     | 3.28 x 3.99 - (10'9" x 13'1") to the first floor with uPVC double glazed window, central heating radiator, double bed, wardrobe and set of drawers.   |
| <b>Outside</b>                          | Rear car access, off street parking and outside space.  |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>RENT: £850 pcm</b>            | <b>BILLS NOT INCLUDED</b>         |
| <b>AVAILABLE FROM: Now</b>       | <b>RENTAL TERM: Long Term</b>     |
| <b>SECURITY DEPOSIT: £980.76</b> | <b>HOLDING DEPOSIT: £196.15 *</b> |
| <b>COUNCIL TAX BAND: A</b>       | <b>EPC RATING: D</b>              |

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

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