



Ashcombe Drive,
Coventry, CV4 9XD
Rent: £1,045 PCM

AVAILABLE FROM: **NOW**



- Very attractive Semi off Broad Lane
- Buses, shops etc nearby
- Gas Central Heating & Double Glazing
- Hallway, Lounge, Fully Fitted Kitchen
- 2 Double Bedrooms & Refitted Bathroom
- Direct Driveway
- Superb family home

Location: From the City Along The Butts, left at the main lights into Hearsall Ln, continue to island, take 2nd exit into Broad Ln. Past A45 junction, 4th left into Jobs Ln, 1st right into Ashcombe Dr

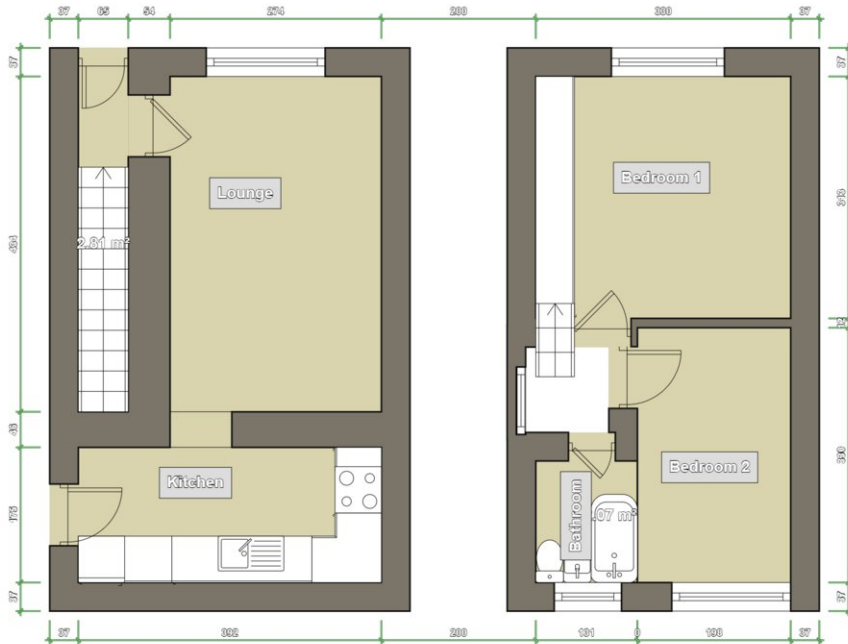
**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk
Call **02476 258492**
Website: www.covagent.co.uk



Floorplan

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



A superbly presented modern Semi-Detached family home, located just off Broad Lane/Jobs Lane with buses, shops and schools nearby.

Having uPVC double glazing and gas central heating this attractive home features, Hallway, Lounge and Well Fitted Kitchen while upstairs there are 2 Bedrooms, both with custom fitted furniture and a Refitted Bathroom.

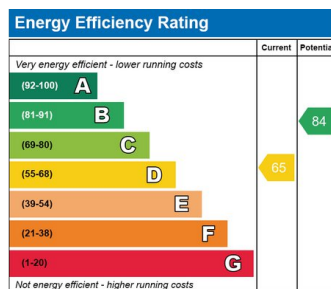
There is front driveway parking and a good size attractive south facing rear garden with large shed for storage.

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| Hallway | Central heating radiator and stairs to the first floor. |
| Lounge | 4.39 x 2.95 - (14'5" x 9'8") with uPVC double glazed bow window, marble style fireplace with electric focal point fire, central heating radiator under stairs cupboard ideal for a freezer. Walk through with open server onto |
| Fitted Kitchen | 3.91 x 1.75 - (12'10" x 5'9") comprehensive range of base units with worktops, inset Neff gas hob with built under electric oven, chimney hood above, inset under counter fridge, tiled floor. The Hotpoint washing machine is provided for the tenant's convenience |
| First Floor | |
| Bedroom 1 (front) | 2.92 x 3.30 - (9'7" x 10'10") range of custom-built wardrobes, central heating radiator and double glazed window, |
| Bedroom 2 (rear) | 2.74 x 1.98 - (9'0" x 6'6") 9' x 6' 6" comprehensive range of custom-built wardrobes . Central heating radiator and double glazed window |
| Refitted Bathroom | With white suite comprising bath with electric shower over wash basin and low-level WC. Heated towel rail. |
| Outside | Deep front garden with driveway parking. To the rear there is an attractive south facing lawned garden with large storage shed |

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| RENT: £1,045 pcm | BILLS NOT INCLUDED |
| AVAILABLE FROM: Now | RENTAL TERM: Long Term |
| SECURITY DEPOSIT: £1205.76 | HOLDING DEPOSIT: £241.15 * |
| COUNCIL TAX BAND: B | EPC RATING: D |

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

EPC



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Correspondence address: Friars House,
Manor House Drive, Coventry CV1 2TE

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