



## 9 St. Ives Road, Wyken, Coventry, CV2 5FY

Asking Price £1,100.00 p.c.m.



Three Bedroom Mid Terrace Property  
uPVC Double Glazed  
Gas Centrally Heated  
Spacious Lounge  
Fitted Kitchen  
First Floor Fitted Bathroom  
Unfurnished  
Available Now

## Accommodation Comprising

uPVC double glazed door to:

### Hall

With stairs off to the first floor. Understairs cupboard. Central heating radiator. Doors to Kitchen and:

### Lounge

10'4 (3.05 M) approx. x 25'4 (7.62 M) into Bay.

uPVC double glazed Bay window to the front. Two central heating radiators. Feature coal effect gas fire with marble hearth and backing. uPVC double glazed Patio doors to the rear.



### Kitchen

5'7 (1.52 M) approx. x 15'8 (4.57 M) approx.

Fitted with ample wall and base units with work surfaces over. Built in oven, microwave. Electric hob and extractor fan over. Single drainer stainless steel sink with mixer tap. Tiled floor. Plumbing and space for automatic washing machine. Space for fridge/freezer. Space for domestic appliance. Two uPVC double glazed windows to the side and rear. uPVC double glazed door to the side.



### First Floor

#### Landing

All rooms off. Access to the loft.

#### Bedroom 1

9'8 (2.74 M) approx. x 13'2 (3.96 M) into Bay.

uPVC double glazed window to the front. Central heating radiator.

#### Bedroom 2

10'0 (3.05 M) approx. x 11'8 (3.35 M) approx.

uPVC double glazed window to the rear. Central heating radiator. Built in cupboard housing boiler.



#### Bedroom 3

6'1 (1.83 M) approx. x 7'4 (2.13 M) approx.

uPVC double glazed window to the front. Central heating radiator.

### Bathroom

Fitted white suite comprising of panelled bath with shower and screen over. Low level wc and Vanity sink unit. uPVC double glazed window to the rear.



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**Exterior**

**Gardens**

Front - Stone foregarden. Rear - Paved Patio. Laid to lawn with fencing to all sides, across rear.

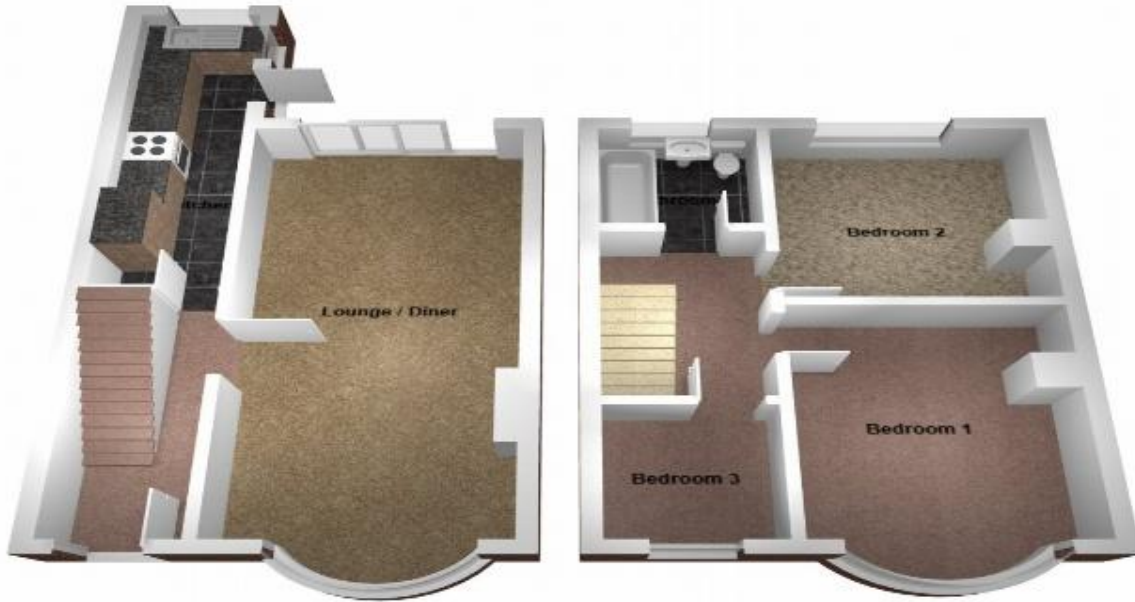
**Agents Notes**

DIRECTIONS -Leave city centre via main ring road onto Sky Blue Way proceeding over onto the Binley Road. Continue on Binley Road to the main traffic lights at Fire Station turn left onto Hipswell Highway. Continue over small roundabout taking second right onto The Drive. First left into St. Ives Rd where property can be identified by our To Let board.

**Council Tax Band B £1877**



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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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