



**40 Humber Avenue, Lower Stoke, Coventry, CV3 1AY**

Asking Price £850.00 p.c.m.



2/3 Bedrooms  
Ground floor bathroom  
2 double bedrooms to 1st floor  
Lounge/bedroom 3 on ground floor  
Garden  
Available now

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### **Entrance**

Upvc door into hallway

### **Hallway**

4.75m (15' 7") x 1.02m (3' 4")

Hallway with doors to lounge/bed three and living/dining room, stairs to first floor



### **Lounge/bed 3**

3.4m (11' 2") x 2.5m (8' 2")

Central heating radiator, built in storage cupboard, Double glazed window to the front.

### **living/dining room**

3.6m (11' 10") x 3.52m (11' 7")

Central heating radiator, Under stairs storage cupboard, Double glazed window to rear, open to the Kitchen:



### **kitchen**

2.26m (7' 5") x 1.89m (6' 2")

white units, s/s1/2 drainer sink, Gas cooker, Washing machine, double glazed window

### **Lobby**

0.75m (2' 6") x 1.55m (5' 1")

doors to Bathroom, cupboard and garden

### **Bathroom**

1.63m (5' 4") x 1.8m (5' 11")

white w/c sink and bath with shower over. towel radiator double glazed window.

### **Bedroom 1 front**

3.3m (10' 10") x 3.6m (11' 10")

Radiator, double glazed window to front



### **Bedroom 2 Rear**

3.5m (11' 6") x 3.5m (11' 6")

radiator, built in cupboard, double glazed window to rear

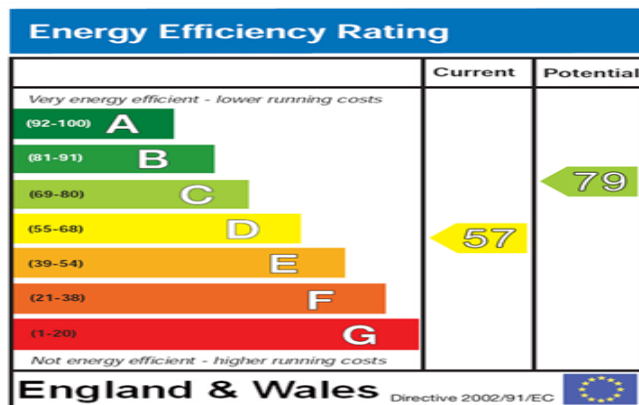
**AGENTS NOTES**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.

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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.