



## **49 Avondale Road, Brandon, Coventry, CV8 3HS**

Asking Price £1,150.00 p.c.m.



**Two Bedroom Semi Detached Bungalow**

**uPVC Double Glazed**

**Electric Heating**

**Spacious Lounge**

**Refitted Kitchen**

**Fitted Bathroom**

**Gardens Front & Rear - Spacious Drive to Garage at Front**

**Unfurnished**

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**uPVC double glazed door to:  
Hall**

Doors off to all rooms.

**Bedroom 1**

*3.6m (11' 10") x 3.25m (10' 8")*

uPVC double glazed window to the front. Radiator.



**Bedroom 2**

*3.06m (10' 0") x 3.6m (11' 10")*

uPVC double glazed window to the rear. Radiator.



**Lounge**

*5.54m (18' 2") x 3.65m (11' 12")*

uPVC double glazed window to the front. Radiator.



**Bathroom**

Fiited white suite comprising of panelled bath with shower and screen over. Vanity sink unit and low level wc. Cupboard housing hot water tank. Tiled walls and floor. uPVC double glazed window to the side.



**Kitchen**

*3.57m (11' 9") x 2.0m (6' 7")*

Refitted - White ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in electric oven, hob and extractor fan. Built in fridge/freezer. Space for automatic washing machine. uPVC double glazed window to the rear.



**Exterior**

**Gardens**

Front - Drive leading to Garage with side laid to lawn. Rear - Laid to lawn with Large Patio.

**AGENTS NOTES**

While every reasonable effort is made to ensure the accuracy of descriptions and content. Viewing by Appointment Only.

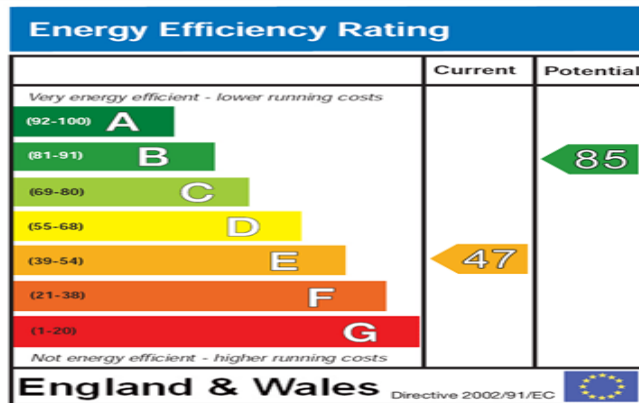


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.

**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.