



**23 Somerly Close**  
Binley, Coventry, CV3 2LA  
**£895 Per Calendar Month**

AVAILABLE NOW..... BINLEY AREA..... A lovely two bedroom property in a private close in Binley, Coventry. Comprising of lounge with open plan staircase, fully fitted top range kitchen with oven and dishwasher, lean to utility room, bathroom with shower cubicle, two double bedrooms and tidy rear garden with garage. It's decorated brilliantly and comes UNFURNISHED. No Smokers.

- Modern Two Bedroom
- Stunning Kitchen
- Lean to Utility Room
- Garage
- Nicely Decorated
- Unfurnished

**Viewing**

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-81) <b>B</b>
(69-80) <b>C</b>			(69-69) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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