



# MATTHEW JAMES

## Property Services



## 176 Melbourne Road, Coventry, CV5 6JH

### £1,095 Per Calendar Month

AVAILABLE NOW... Nestled on the charming Melbourne Road in Earlsdon, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two generously sized double bedrooms, this partially furnished home is ideal for small families, couples, or individuals looking for extra space. The newly fitted kitchen is a standout feature, offering a fresh and contemporary environment for culinary enthusiasts. The entire property has been thoughtfully redecorated and features new flooring throughout, new windows keeping your utility bills low and ensuring a clean and inviting atmosphere.

The bathroom has also been completely renovated, providing a stylish and functional space for your daily routines. This property is available for immediate occupancy, making it a perfect choice for those looking to move in without delay.

In summary, this terraced house on Melbourne Road combines modern amenities with a welcoming charm, making it an excellent choice for anyone looking to settle in Coventry. Don't miss the chance to make this lovely home your own.

## **DINING ROOM**

## **SITTING ROOM**

Under stairs cupboard and door leading to kitchen

## **KITCHEN**

Newly installed units and cupboards with appliances and door to bathroom

## **BATHROOM**

Vinyl floor with bathroom suite with bath and overhead shower

## **DOUBLE BEDROOM**

Wood flooring with metal framed double bed.

## **DOUBLE BEDROOM**

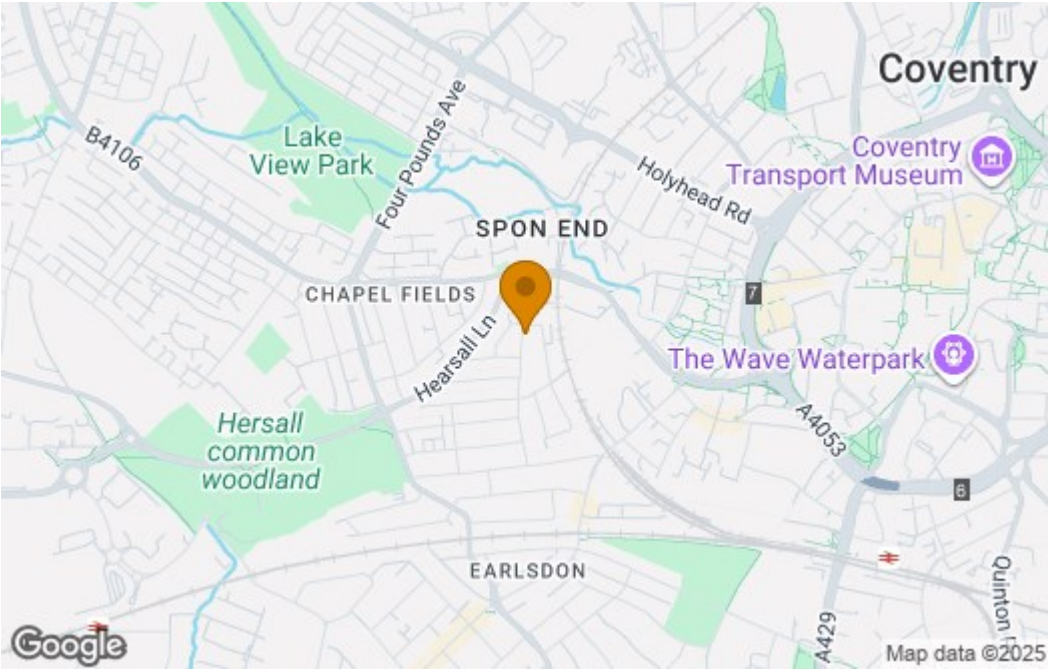
Wood flooring with metal framed double bed.

## **REAR GARDEN**

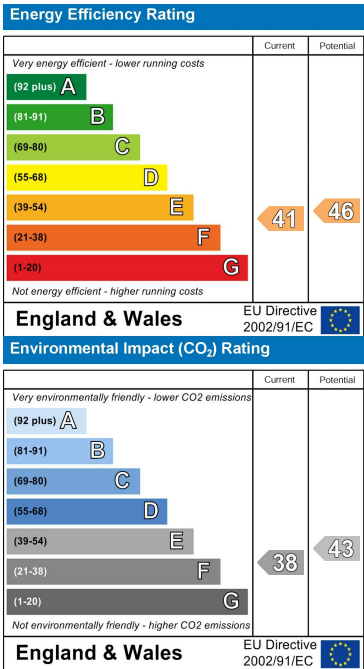
Good sized paved garden

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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