



PROPERTY  
SERVICES  
LIMITED



## Room 4 38 Irving Road , Coventry, CV1 2AX

£550 Per Month



\*\*SINGLE OCCUPANCY ONLY\*\*

\*Available NOW\*

This Well Presented Shared Accommodation Has One En-suite Room Available!

Just A 10 Minute Walk To Coventry University...& Including Bills!!

The property is the ideal design of space and comfort for your time at University, each room is equipped for your individual needs and with a spacious communal area for socialising and entertaining with your housemates and friends.

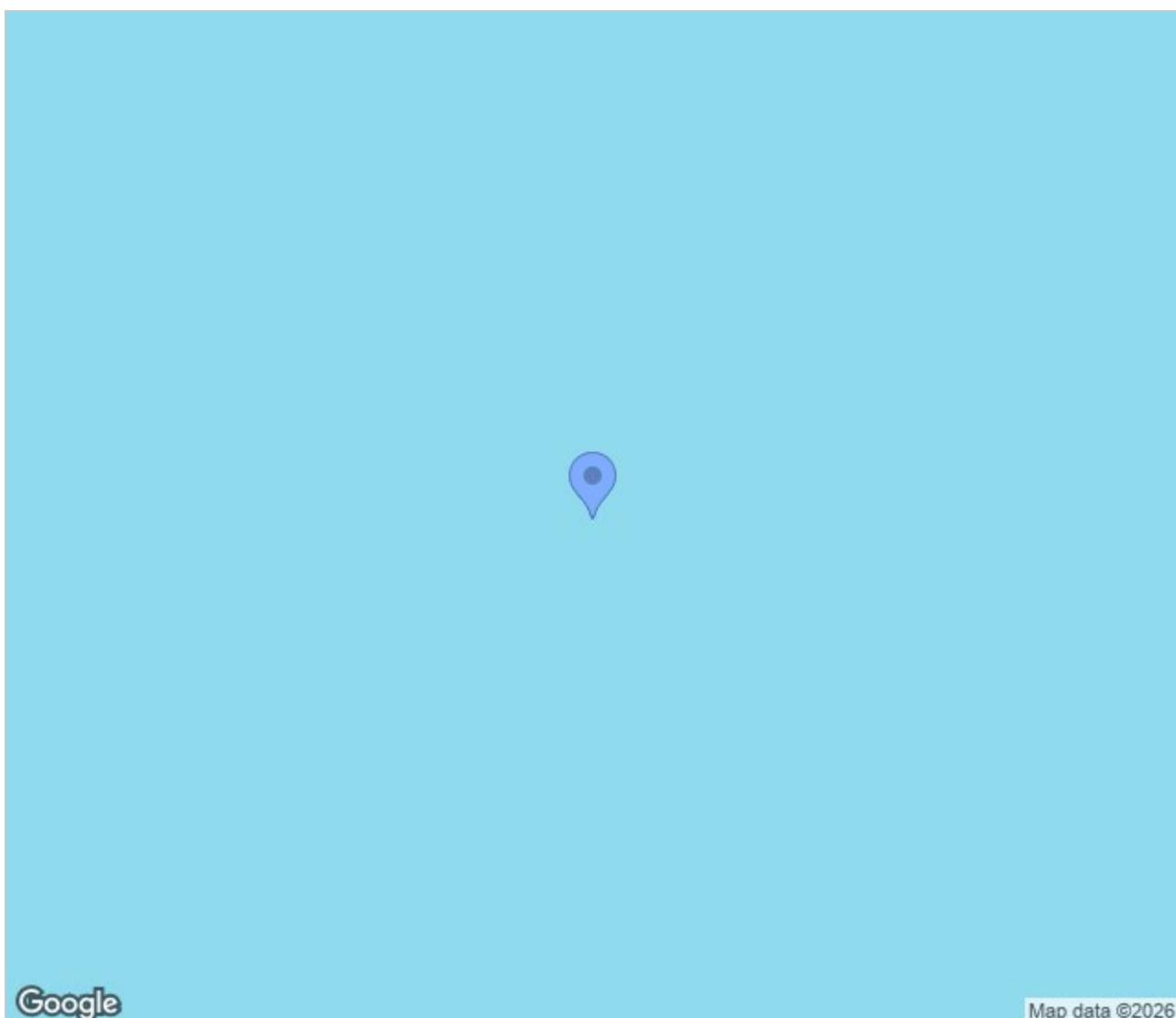
\* Large open plan kitchen / living area which is well equipped with appliances, storage space, a large cooker & breakfast bar.

\* The living space has laminate flooring so easily cleaned, a nice big cosy corner sofa and a wall mounted TV

\* The bedrooms all come with an en-suite shower room, double bed, built in wardrobe & study area including a desk/chair & wall mounted TV



## Area Map



## Energy Efficiency Graph

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

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

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