



**John Payne**  
ESTATE AGENTS



**VIEW 360°  
VIRTUAL TOUR**

**Victoria Court, Davenport Road**

**Earlsdon, Coventry**

**Rent £1,450 Per calendar month**

**Deposit £1,670**

**payne**  
associates



## Victoria Court, Davenport Road

Earlsdon, Coventry, CV5 6QL

A most unusual and quirky detached cottage in this prestigious location just south of the city centre. Walking distance for the railway station and the War Memorial Park, close to the well served Earlsdon High Street and both private and state schools. UNFURNISHED (can be furnished with the landlords agreement), benefits from double glazing and gas central heating. The property offers spacious accommodation comprising: entrance hall, refitted guest cloakroom/WC, well fitted kitchen with some appliances, large lounge into dining room. First floor two double bedrooms each en suite (front with shower room rear with refitted modern bathroom). Outside to the rear a private courtyard garden area with access and use of the larger communal gardens of Victoria Court. To the front dual parking space. Available March 2023 on an initial 12 month tenancy. EPC band C, council tax band D.





## GROUND FLOOR

### Entrance Hall

with under stairs store cupboard

### Refitted guest cloakroom

with WC and wash basin

### Kitchen

fitted with a range of units including built-in oven & hob, washer drier and American style fridge freezer.

### Lounge

with feature fireplace leading into:

### Dining Room

with double doors to private garden area

## FIRST FLOOR

### Landing

### Front Bedroom One

with built-in double wardrobe and en-suite Shower Room/WC

### Rear Bedroom 2

with built-in cupboard and refitted en-suite bathroom

## OUTSIDE

### Dual Parking Bay

directly in front of the property

### Rear Garden



Private courtyard patio area leading to the delightful Victoria Court communal gardens



#### Disclaimer:

Payne Associates give notice to prospective purchasers or lessees that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither Payne Associates nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Photographs are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property. Payne Associates have not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or solicitor.



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#### City Centre

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**024 7667 7000**  
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#### Daventry Road

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Coventry, CV3 5HF  
**024 7650 3070**  
[daventryroad@payne-cov.com](mailto:daventryroad@payne-cov.com)

#### Walsgrave Road

312 Walsgrave Road,  
Coventry, CV2 4BL  
**024 7645 5555**  
[walsgrave@payne-cov.com](mailto:walsgrave@payne-cov.com)

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

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



2021 CLUB MEMBER

