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**JohnPayne**  
ESTATE AGENTS

**360°**

VIEW 360°  
VIRTUAL TOUR

*Rent £1,350 Per calendar month* **Broadway**  
*Deposit £1,555* **Earlsdon, Coventry**

**P** **JohnPayne**  
ESTATE AGENTS



## Broadway

### Earlsdon, Coventry, CV5 6NS

A fine example of a character bay-fronted mid-terrace property set close to Earlsdon High Street with a variety of eateries and shops, well regarded private and state schooling, close to local parks and convenient for the City Centre and Railway Station. This very well presented accommodation has been redecorated throughout, FURNISHED and benefits from gas central heating. The accommodation comprises; entrance hallway, spacious through lounge/dining room, modern breakfast kitchen. First floor three generous bedrooms and a family bathroom. Outside there are gardens to front and rear, rear vehicular access to a detached garage. The property is AVAILABLE NOW on an initial 12 month term. EPC Band E. Council Tax Band D.





## GROUND FLOOR

### Arched Recessed Porch

With Minton tiled floor and half obscure glazed hardwood front entrance door with overhead stained glass obscure panel opening into:

### Entrance Hallway

A long hallway with decorative arched detail, coving and picture rails, return stairs to first floor with under-stairs storage, radiator, wooden flooring and stripped wooden doors leading off to the following:

### Lounge/Dining Room

A spacious through reception room with decorative corning and picture rails, stripped wooden flooring, central arch splits the room as follows:

Front lounge area - archway to front square bay window with stained glass detail and curtains, fireplace with inset cast iron log burner, tiled hearth and oak mantle, two modern two seater sofas, rug.

Rear dining area - double glazed French doors with overhead glazed panel opening out to rear terrace, dining table and chairs set on rug and three quarter height black shelved unit.

### Breakfast Kitchen

Having a range of modern wall and base units to two walls incorporating boiler cupboard, integrated dishwasher and washing machine, under-counter fridge and separate freezer, modern black wood effect work surfaces with inset one and a half sink unit, double glazed window to side aspect, further clear double glazed rear entrance door and window to terrace, shelving, radiator and tiled floor.

## FIRST FLOOR

### Landing

A particular feature being the stained glass side window onto the light and airy long landing with radiator, carpet and stripped wooden doors leading to the following:

### Bedroom One (Front)

Extending full width to the front of the property, an impressive principal bedroom having two windows to

the front aspect, both with stained glass details and curtains, radiator, carpet, double bed with new mattress and matching furniture comprising; three drawer bedside table, triple wardrobe, six drawer chest of drawers and dressing table with vanity mirror.

### Bedroom Two (Middle)

A further double bedroom having double glazed window to rear aspect with curtains, radiator, carpet, double bed with new mattress and three quarter height modern double wardrobe to right alcove.

### Bathroom

Having a modern white three piece suite comprising; panelled bath with rainfall and handheld shower set over and adjacent glazed screen, tiling to full height around the bath area, wash hand basin with square monobloc tap and vanity light-up mirror set over, WC, half-height tiled splashback behind wash hand basin and WC, delightful stained glass sash window to side aspect, feature radiator and tiled floor.

### Bedroom Three (Rear)

A smaller double bedroom having a sash window to rear aspect with curtains, radiator, carpet and desk.

## OUTSIDE

### Front Garden

With low level front boundary wall, front garden inset to gravel with wide side pathway giving access to the entrance of the property.

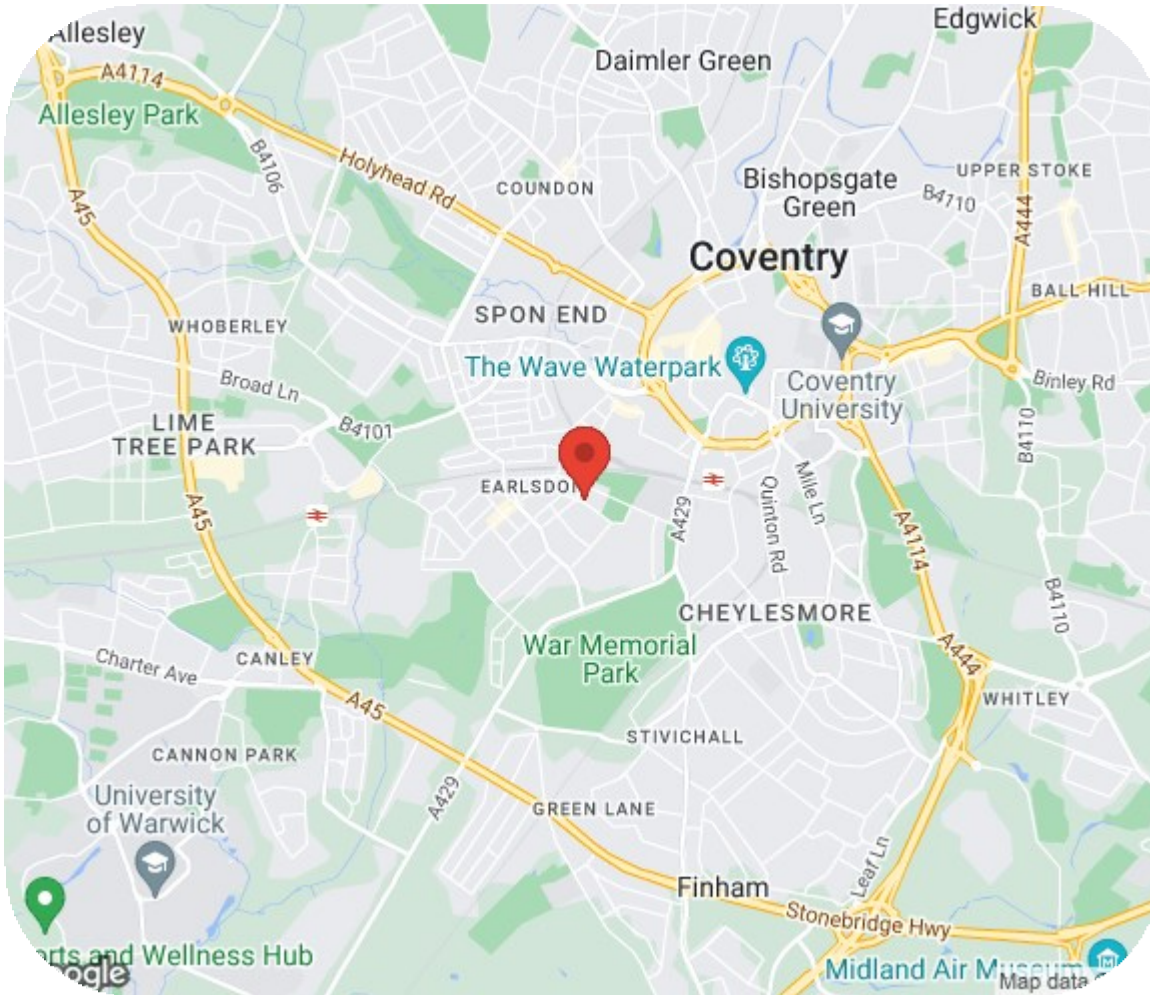
### Rear Garden

Having a full width composite terrace with balustrade looking down onto the lawned rear garden, deep shaped side borders with a variety of mature planting and pathway to the far end giving gated access to rear vehicular access.

### Detached Garage

Rear vehicular access, gated and accessed from Spencer Avenue.

Call for your **FREE VALUATION**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">83</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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