



86 Halford Lane, Coventry, CV6 2GW

£1,450 PCM

- Three Bedroom Bay Fronted Detached House
- Double Glazing Throughout
- Three Well Proportioned Bedrooms
- Gas Central Heating System
- Three Generous Bedrooms
- Fitted Kitchen with Appliances
- EPC Rating D
- Refitted Bathroom
- Front Driveway & Garage
- Available 7th November 2024

86 Halford Lane, Coventry CV6 2GW

An attractive bay fronted detached residence on this well regarded road. This property will make a very attractive family home. You approach across a tarmac driveway that provides hardstanding and the property has a canopied porch and the reception hallway beyond. From the hallway stairs rise to the first floor and doors radiate off to the reception rooms and into the refitted kitchen with fully integrated appliances. From the kitchen is a small utility and cloakroom. On the first floor are three generous bedrooms and a refitted bathroom with shower. Outside is an attractive rear garden, side garage and fore garden. A not to be missed opportunity to rent a fantastic home. Available 7th November 2024 Unfurnished.



Council Tax Band: D



APPROACH

You approach the property across a driveway that provides hardstanding for two vehicles. It leads to the side garage and the canopied porch with coachlight and the entrance door into the hallway.

HALLWAY

Stairs rise to the first floor landing with bannister, radiator and doors off to

LOUNGE

Leaded double glazed window to the fore with Venetian blinds, radiator, two wall lights and double doors into the dining room

DINING ROOM

Full height leaded double glazed windows to the rear with Venetian blinds, chimney recess, radiator and door into the kitchen.

FITTED KITCHEN

Refitted with a quality range of shaker style wall and base units. The base units have worksurfaces over with an enamel sink unit set beneath the leaded double glazed window to the rear. Appliances include an induction hob, double oven, dishwasher and a 70:30 fridge freezer. There are ceiling downlighters, radiator, built in pantry, door into the side lobby. From the kitchen is a small utility area that will provide the washing machine.

LANDING

Leaded double glazed window, access to loft void and doors off to

BEDROOM ONE

Leaded double glazed window to the fore with Venetian blinds, radiator and two built in double wardrobes.

BEDROOM TWO

Leaded double glazed window to the rear with Venetian blinds, radiator and a built in wardrobe.

BEDROOM THREE

Leaded double glazed window to the fore with Venetian blinds, radiator and a bulk head cupboard.

BATHROOM

Refitted with a white suite that comprises a panelled bath with thermostatic shower over and shower screen, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, frosted & leaded double glazed window to the rear, downlighters and an airing cupboard housing the Vaillant condensing boiler.

REAR LOBBY

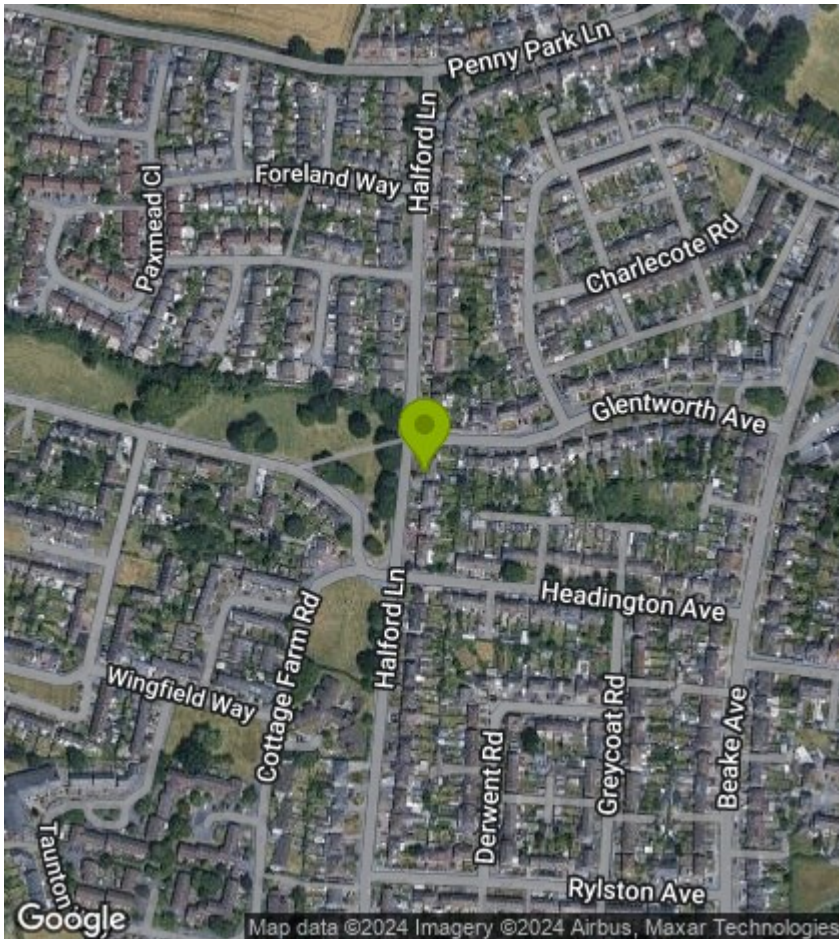
With an outside wc and a further storage cupboard. Access to the side garage.

SIDE GARAGE

With double door entrance and power and lighting.

REAR GARDEN

With a patio that leads to the formal lawn with mature shrub borders. Included is a large shed and greenhouse.

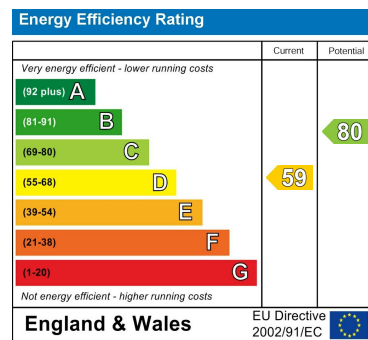


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D



Ground Floor
Approx. 66.1 sq. metres



First Floor
Approx. 48.1 sq. metres

