



## 65 Mayfield Road, Earlsdon, Coventry, CV5 6PL

£950 PCM

- Attractive Bay Fronted Mid Terraced House
- First Floor Bathroom
- Gas Central Heating With Combi Boiler
- Central Earlsdon Location
- Available Late November 2024.UNFURNISHED
- Three Well Proportioned Bedrooms
- EPC Rating C = 70
- Double Glazed Windows Throughout
- Two Reception Rooms
- Coventry City Council Tax Band C

# 65 Mayfield Road, Coventry CV5 6PL

An attractive single bay fronted mid terraced house in the heart of Earlsdon. Only a short walk from Earlsdon High Street the property is offered unfurnished and is available from late November 2024. There is a recess porch, hallway with Minton floors and doors off to both reception rooms. The dining room leads to the kitchen with beech effect units, cooker and fridge freezer. On the first floor are three well proportioned bedrooms and bathroom with shower. Outside is a small rear garden. The property benefits double glazing and gas central heating with a combination boiler.



Council Tax Band: C



## **Hallway**

With Minton tiled floor, understairs storage cupboard, radiator and doors into

## **Lounge**

With bay window to the fore with blinds, radiator , picture rails and cornicing. Tiled fireplace with Adams style surround and engineered wood flooring.

## **Dining Room**

Laminate flooring, radiator, window to the rear with blinds, cornicing, and stairs to the first floor landing. Door into the kitchen.

## **Kitchen**

With beech effect wall and baseunits. Marble effect counters with a stainless steel sink unit with mixer taps. Tiled splashbacks. Velectric oven, fridge freeze and plumbing for an automatic washing machine. Radiator and window and door into the rear garden.

## **Landing**

Access to loft space and doors off to

## **Bedroom One**

Twin windows to the front with blinds, radiator and a cast iron fireplace.

## **Bedroom Two**

Window to the rear with radiator beneath and airing cupboard.

## **Bedroom Three**

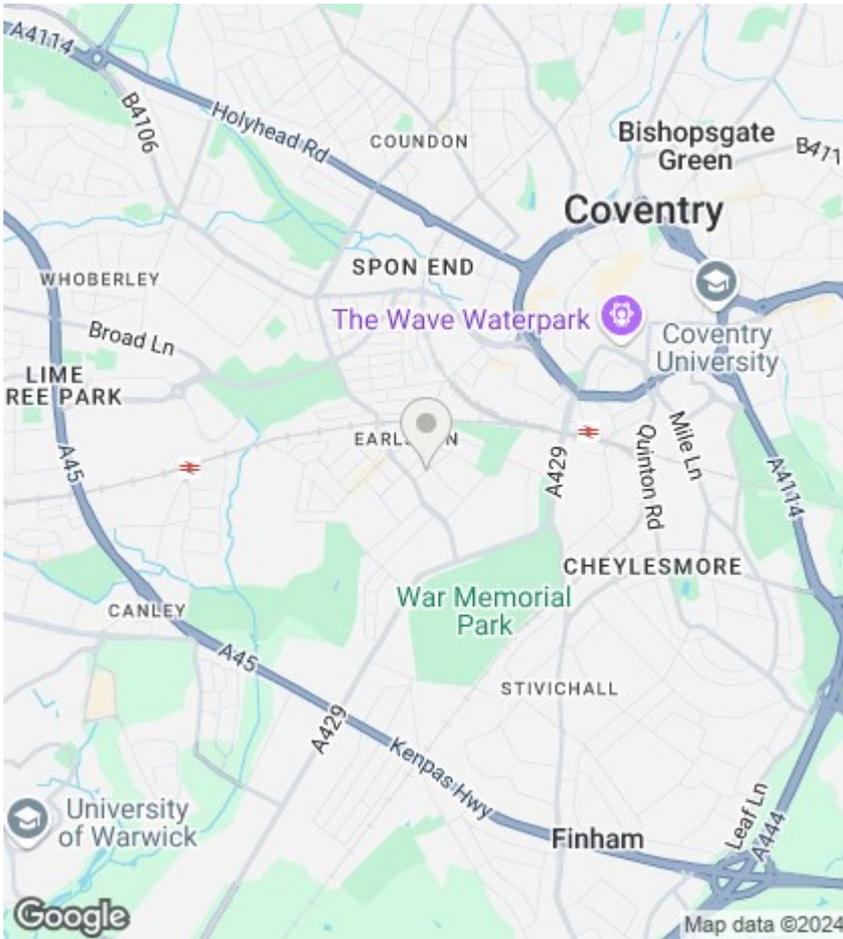
Window to the rear with curtains. Radiator, cast iron fireplace and cupboard.

## **Bathroom**

With a white suite that contains a low flush wc, pedestal wash hand basin and a panelled bath with electric shower over with screen. Radiator, tiled splashbacks and a frosted window

## **Rear Garden**

There is a small courtyard rear garden



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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	

