



## Mayfield Road, Earlsdon, Coventry. CV5 6PN

£995 PCM

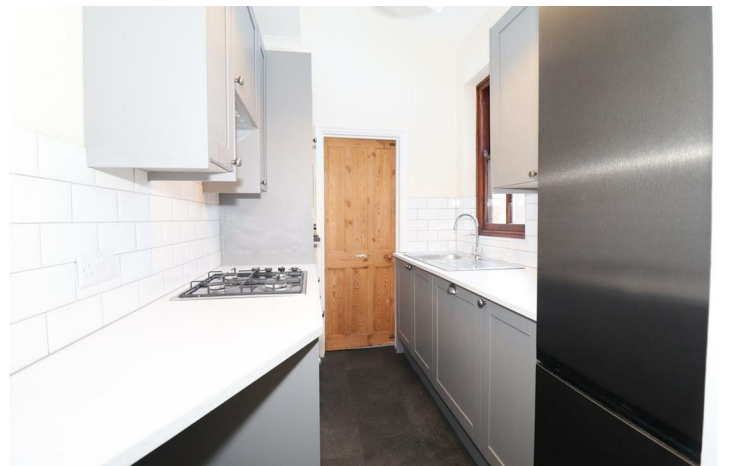
- Single Bay Fronted Terraced House
- Two Double Bedrooms
- Fully Double Glazed & Central Heating
- Modern Refitted Kitchen
- Available 14th April 2025 UNFURNISHED
- Two Reception Rooms
- EPC Rating D - 59
- Central Earlsdon Location
- Attractive Courtyard Garden
- Coventry City Council Tax Band B

# 100 Mayfield Road, Coventry CV5 6PN

An attractive single bay fronted mid terraced house in this popular residential location. Within walking distance of Earlsdon village centre and Coventry City Centre and The War Memorial Park. The gas centrally heated accommodation comprises a double glazed front door leading into an attractive open plan living/dining room with division staircase, refitted shaker style kitchen with appliances, ground floor retiled white bathroom with shower & w.c., first floor landing, two double bedrooms, rear courtyard garden. The property is available to let unfurnished from 14th April 2025.



Council Tax Band: B



## **APPROACH**

Forecourt entrance with panelled front door leading into

## **LOUNGE**

11'3" x 11'1"

With wood laminate flooring, radiator, feature chimney breast with fireplace opening, large framed mirror above, front bay window with wooden slat blinds and twin multi paned pine doors through to the:

## **DINING ROOM**

14'5" x 11'1"

Wood laminate flooring, rear sash window with wood slat blind, radiator, t.v. aerial point, recarpeted staircase leading to first floor, multi paned glazed door leading to

## **FITTED KITCHEN**

8'4" x 6'4"

Refitted with a range of modern grey shaker style wall and base units. The base units have a quartz effect countertop with an inset stainless steel sink unit with mixer tap and set beneath the double glazed window to the side. Built in four ringgashob with an illuminated extractor hood. Eye level oven and combination oven. Built in brushed steel fridge freezer, integrated dishwasher and tiling to splashbacks. Skylight window and spine door into the lobby.

## **LOBBY**

With pine door to built-in utility cupboard with fitted automatic washing machine with shelf above and Worcester combination gas fired central heating boiler, panelled and glazed door leading to outside and further pine door to

## **BATHROOM**

With panelled bath with mains fed shower over with shower screen, pedestal wash hand basin, low level w.c., Granite effect tiling to splashbacks, heated towel rail, wood block floor and a frosted double glazed window.

## **BEDROOM ONE**

11'0" x 11'1"

Newly fitted carpeting, double glazed sash window with curtain rail and curtain, built-in pine door wardrobe cupboard with hanging rail and storage shelf, light shade.

## **BEDROOM TWO**

11'3" x 11'1"

Fitted carpeting, double glazed window with curtain

rail, recess cupboard with hanging rail, curtains to windows.

## **OUTSIDE**

To the front of the property is a forecourt garden with gravel and pathway leading to front door together with useful space for recycling and waste bins. To the rear of the property is a blue brick yard pathway area leading to an enclosed low maintenance rear garden with central patio, fully fenced boundaries, attractive shrubs and a timber garden storage shed



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

