




Marlborough Road, Stoke, Coventry, West Midlands, CV2 4EN


£675 Per month

A recently redecorated and re-furnished 3 bedroom family/professional property situated just off Ball Hill, Stoke. The property briefly comprises of: Entrance hallway, lounge with laminate flooring and sofas, kitchen with cooker, fridge/freezer and washing machine, ground floor bathroom with shower and 3 bedrooms all with bed, wardrobe, study table and chair. The property also benefits from gas central heating, double glazing and rear gardens. The property is conveniently located close to shops and is within walking distance to Coventry City Centre.

Energy Performance Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.