

25 Bridgeman Road, Coventry, CV6 1NQ

A well presented un-furnished 3 bedroom end terraced house on Bridgeman Rd, Radford, Coventry. Benefitting from double glazing, gas central heating and with gardens front and rear. The property briefly comprises. Hall, Large lounge / dining room, fully fitted kitchen with electric oven, and gas hob, fridge freezer and washing machine. Stairs leading to first floor. Family Bathroom with electric Shower over. Bedroom 1 - Double, Bedroom 2 - single, Bedroom 3 - single. Outside there are front and enclosed rear gardens, with small patio area, lawns and wooden storage shed.

A lovely property within easy walking distance of Coventry city centre, excellent local amenities and Coventry university. Viewing recommended.

Fully furnished

Fitted Kitchen

Close to university

3 Bedrooms

White goods included (if required)

Close to city centre

Double glazing

Fitted bathroom

Central heating

Gardens, shed and patio

Monthly Rental Of £670

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Entrance hall

Entry via UPVC double glazed front entrance door into entrance hall. Connecting door off to:

Lounge/Diner

Upvc double glazed window to the front elevation. Sofa, Easy Chair, Dining Table & Chairs. Door to the kitchen. Double panelled radiators. Telephone point. TV Point

Kitchen

Re-fitted with a range of modern base and wall mounted units to incorporate one bowl stainless steel sink and drainer with mixer taps over. Adjoining work surfaces with coordinated part tiled walls. Fitted electric single oven and four ring gas hob, extractor hood over. Free standing fridge/freezer and washing machine. Laminate floor. Upvc double glazed window overlooking the rear garden & Upvc door opening onto the rear garden.

First Floor Landing

Access to loft storage space. Connecting doors off to:

Family Bathroom

Modern white suite comprising, Close coupled low level w.c. paneled bath with mixer shower over and wash basin. Coordinating fully tiled walls. Radiator. Upvc window to the rear elevation.

Bedroom 1

Bed, wardrobe, chest of drawers, desk and chair. Upvc double glazed window to the rear elevation. Radiator.

Bedroom 2

Bed, wardrobe, chest of drawers, desk and chair. Upvc double glazed window to the front elevation. Radiator.

Bedroom 3

Bed, wardrobe, chest of drawers, desk and chair. Upvc double glazed window to the rear elevation. Radiator.

Externally

Front garden laid to lawn, side access to enclosed rear garden comprising of small paved patio area to the immediate rear storage shed and lawn



Directions:

Exit Coventry Inner ring road at Junction 9 (B4098, Radford Rd). Continue up the hill, over the railway bridge and then take first left onto Fynford Rd, Then immediately left again onto Bridgeman rd.

Croft Property Management

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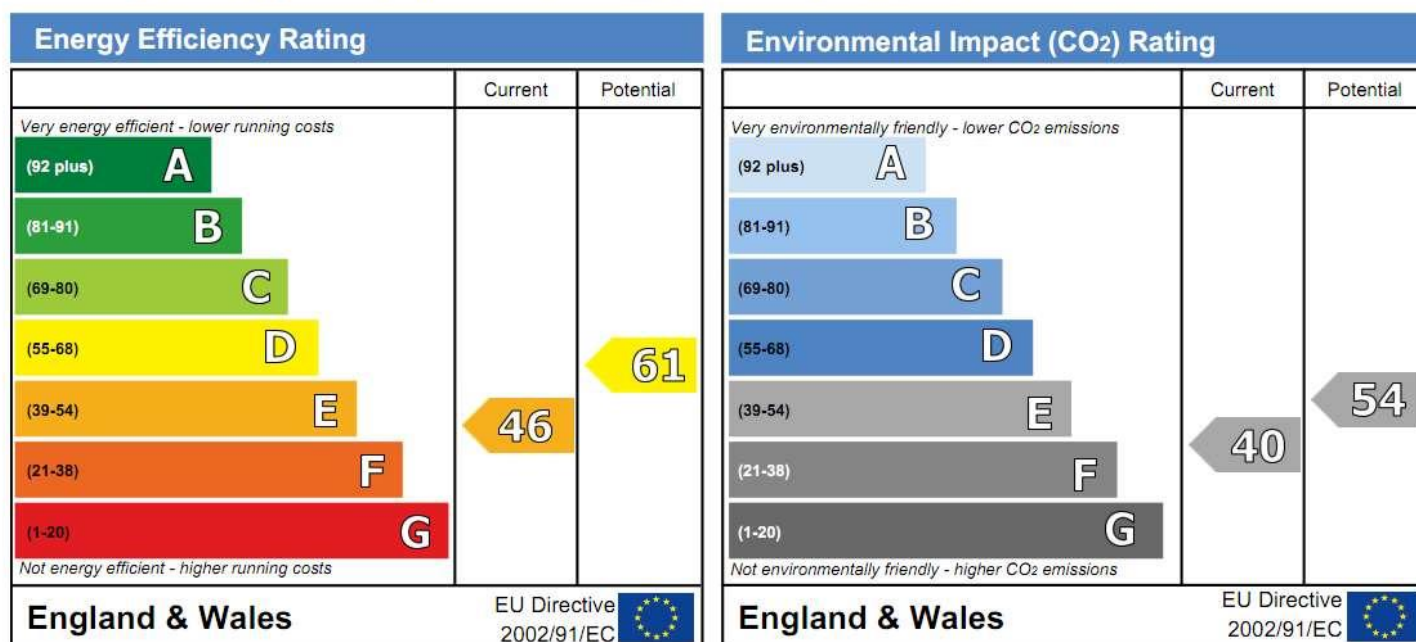
Energy Performance Certificate



25, Bridgeman Road,
COVENTRY,
CV6 1NQ

Dwelling type: End-terrace house
Date of assessment: 25 February 2010
Date of certificate: 26 February 2010
Reference number: 8290-6122-7540-0365-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	475 kWh/m ² per year	338 kWh/m ² per year
Carbon dioxide emissions	5.6 tonnes per year	3.9 tonnes per year
Lighting	£52 per year	£36 per year
Heating	£754 per year	£622 per year
Hot water	£215 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.