

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**ARBURY AVENUE,**  
COVENTRY, CV6 6FD

**PCM**  
**£1,050 PCM**

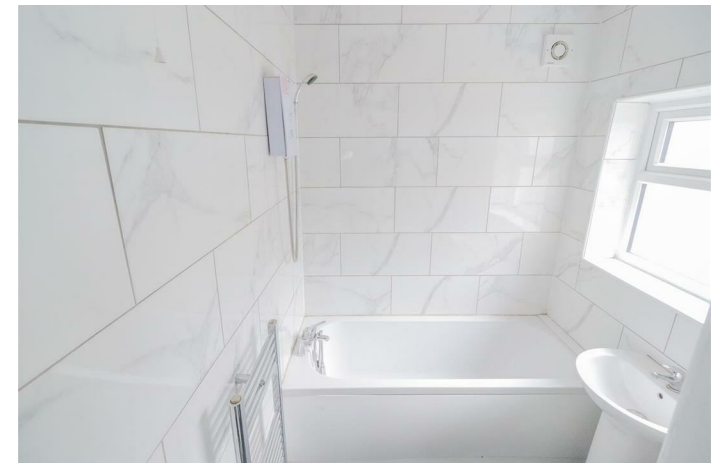
## ARBURY AVENUE



**PROMINENCE**  
— ESTATES —

Well presented two bedroom family home that has undergone a recent renovation throughout and situated in a lovely location. In brief the property comprises of; front garden, entrance hallway, front reception room with bay window, spacious and modern fitted kitchen with new appliances, utility room and a fully tiled family bathroom. To the first floor is a large bedroom to the front benefiting from two large windows allowing plenty natural light and a second double bedroom to the rear. Externally the property also benefits from a larger than average rear garden.

This property must be viewed to be appreciated and benefits from a newly fitted central heating system and boiler and newly fitted electrics. For further information or to book your viewing call our team







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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