



## Spring Road, Barnacle, Coventry

£1,200 Per Calendar Month

- Two Bedroom Detached Bungalow
- Kitchen with Stove & Utility
- Gas Central Heating System
- In & Out Driveway And Garage
- Available 24th March 2026
- Large Lounge/Dining Room
- EPC Rating E
- Gardens to Four Sides & Views
- Basic And Dated Fittings
- Rugby Borough Council Tax Band C



## 23 Spring Road, Coventry, CV7 9LG

This two bedroom detached bungalow occupies an enviable position on the fringe of this picturesque village and benefits gardens to four sides with far reaching views to the front and rear. The accommodation has basic and dated fittings which reflects in the advertised rental price. The bungalow is gas centrally heated, has partial double glazing and comprises a central hallway, through lounge/dining room, kitchen and utility. There are two well proportioned bedrooms and a four piece bathroom. Outside is an in/out driveway that leads to the side garage with utility area. The gardens are to four sides of the property. Available 24th March 2026 UNFURNISHED.



2



1



1



E - 52

Council Tax Band: C



## **HALLWAY**

Through a glazed entrance door into the reception hallway with a radiator, coats cupboard, airing cupboard and doors off to

## **LOUNGE**

7.92 x 4.52 (26'0" x 14'10")

With windows to the front and side, patio doors onto the rear garden, two radiators and a brick fireplace with a marble hearth and housing a coal effect electric fire.

## **KITCHEN**

3.63 x 4.71 (11'11" x 15'5")

Fitted with a range of Formica units with a hessian effect work surface. Double drainer sink unit with mixer tap below the window to the fore. Tiling to half height. Electric stove, radiator and door onto the side covered passageway.

## **BEDROOM ONE**

3.02 x 4.71 (9'11" x 15'5")

With a double glazed window to the rear with a radiator beneath.

## **BEDROOM TWO**

3.02 x 3.02 (9'11" x 9'11")

Double glazed window to the rear with a radiator beneath.

## **FOUR PIECE BATHROOM**

Fitted with a coloured suite that comprises a panelled bath, pedestal wash hand basin, close coupled wc and a corner shower cubicle with thermostatic shower. Frosted window, radiator and a medicine cabinet.

## **GARAGE**

With up and over door and having additional storage that incorporates a small utility area with a Bosch washing machine, double base unit and single drainer sink unit. There is an outside wc and the wall mounted central heating boiler.

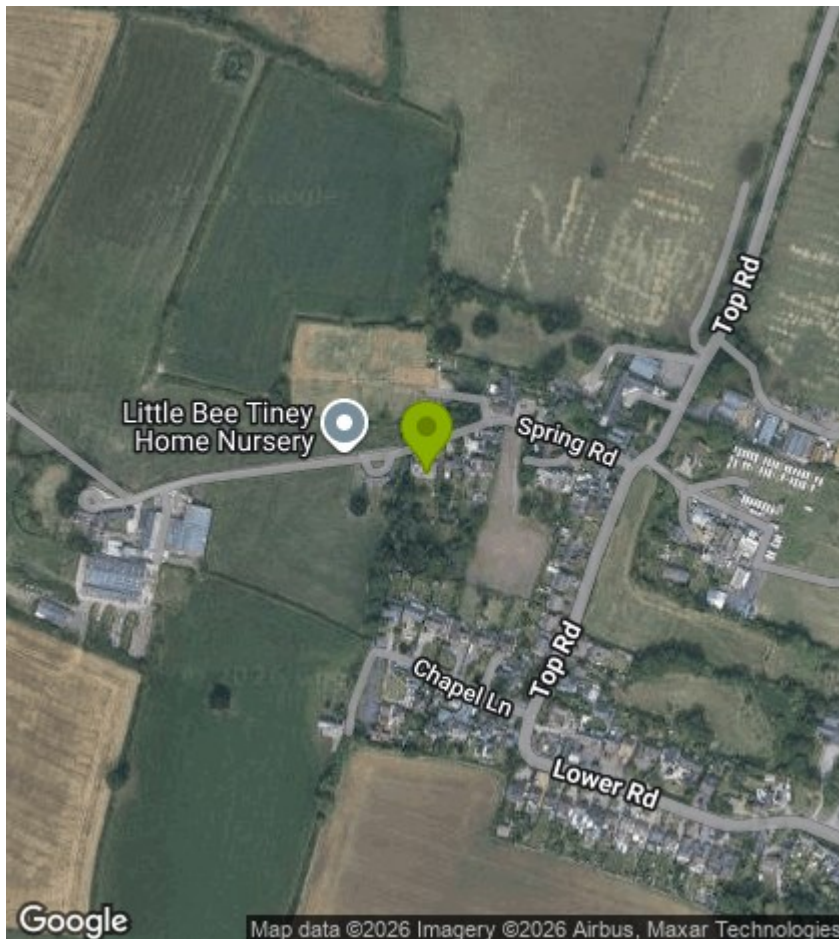
## **DRIVEWAY**

There is an in/out driveway that provides parking for a number of vehicles and leads to the attached side garage.

## **GARDENS**

There are gardens to four sides, all mainly laid to lawn with fencing to the perimeter. To the rear is a paved patio directly off the property.





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 106.8 sq. metres



Total area: approx. 106.8 sq. metres