



## 35 Poplar Road, Earlsdon, Coventry, West Midlands. CV5 6FX

A Well Presented Terraced House Two Good Size Bedrooms & First Floor Bathroom. Lounge and Separate Dining Room, Fitted Kitchen With Appliances. Gas Central Heating And UPVC DG, Private Rear Garden With Access. Easy Walking Distance To Earlsdon High Street. Close To Coventry City Centre & Train Station.



£650 pcm

## PROPERTY DESCRIPTION

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## FEATURES

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- A Well Presented Terraced House In Highly Sought After Location
- Two Bedrooms & First Floor Bathroom.
- Lounge & Separate Dining Room
- Fitted Kitchen With Appliances
- Gas Central Heating & UPVC DG.
- Private Rear Garden With Access
- Easy Walking Distance To Earlsdon High Street
- Close To Coventry City Centre & Train Station
- No Pets
- EPC - D
- Deposit £750.00



## ROOM DESCRIPTIONS

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### Ground Floor

#### Lounge

3.61m x 3.48m (11' 10" x 11' 5")

#### Kitchen

3.15m x 2.08m (10' 4" x 6' 10")

#### Dining Room

3.48m x 3.33m (11' 5" x 10' 11")

### First Floor

#### Bedroom 1

3.48m x 3.40m (11' 5" x 11' 2")

#### Bedroom 2

3.61m x 1.95m (11' 10" x 6' 5")

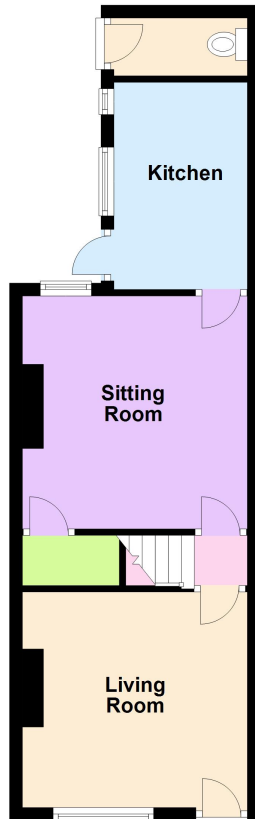
#### Bathroom - With White Suite

**Outside: A Private Rear Garden With Gated Access**

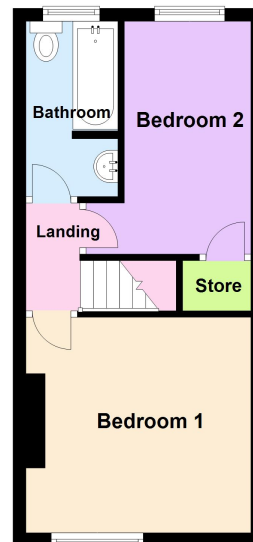
**Parking: On Street Parking**


# FLOORPLAN & EPC

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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