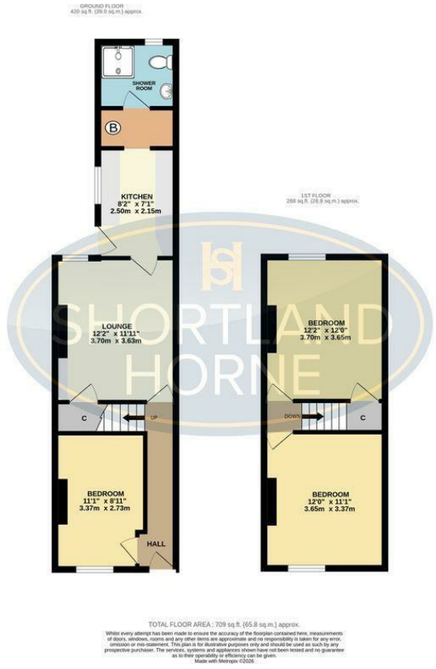
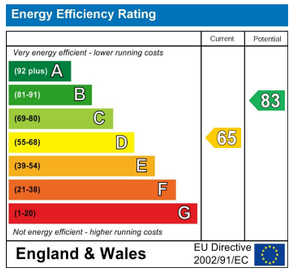
Floor Plan



EPC



DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

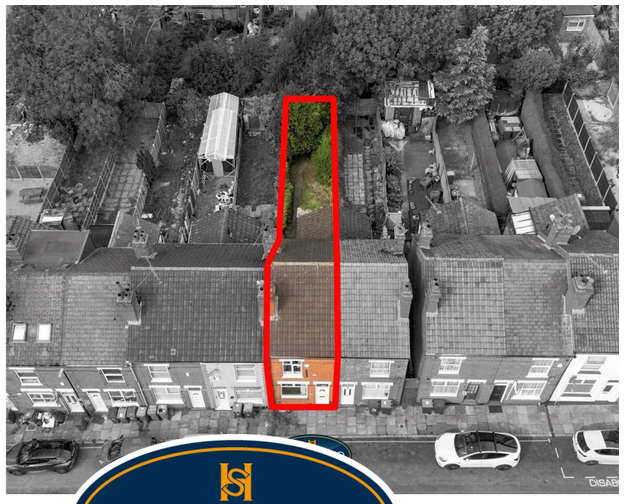
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£160,000 Offers Over | Bedrooms 2 Bathrooms 1





* SUBSTANTIALLY REDUCED IDEAL FOR FIRST TIME BUYER OR INVESTOR * 2 BEDROOM TERRACE * PREVIOUSLY LET TO PROVIDE 3 BEDROOMS * GAS CH & DOUBLE GLAZED * NO UPWARD CHAIN

Nestled on Irving Road, just off Terry Road, this mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Boasting two double bedrooms, this property is ideally suited for those seeking a comfortable and convenient living space.

The home features a welcoming partioned hallway to the front reception room (previously bedroom) , perfect for relaxing or entertaining guests. The layout is practical and functional, ensuring that every corner of the house is utilised effectively. The property also includes a ground floor shower room, catering to the needs of modern living.

One of the standout features of this residence is its prime location within walking distance of the city centre and Coventry University, residents will enjoy easy access to a plethora of shops, restaurants, and local amenities. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the comforts of a home.

The property has previously been let, indicating its appeal in the rental market, and it comes with the added benefit of gas central heating, ensuring warmth and comfort throughout the colder months and double glazed windows. Furthermore, there is no upward chain, allowing for a smooth and efficient purchasing process.

In summary, this two-bedroom terrace house on Irving Road is a delightful find, combining practicality, location, and potential. Whether you are looking to make it your own or add to your investment portfolio, this property is certainly worth considering.

PARTIONED ENTRANCE HALL	
FRONT RECEPTION ROOM (PREVIOUSLY BEDROOM)	11'0" x 8'11"
REAR RECEPTION ROOM	12'1" x 11'10"
KITCHEN WITH HOB & OVEN	8'2" x 7'0"
INNER LOBBY	
SHOWER ROOM	

LANDING	
BEDROOM ONE	11'11" x 11'0"
BEDROOM TWO	12'1" x 11'11"
LAWN REAR GARDEN	
NO UPWARD CHAIN	