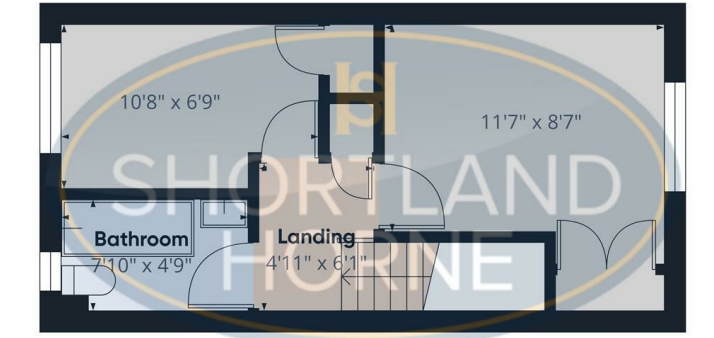


Floor Plan



Floor 0



Floor 1

Approximate total area**
543 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS SPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

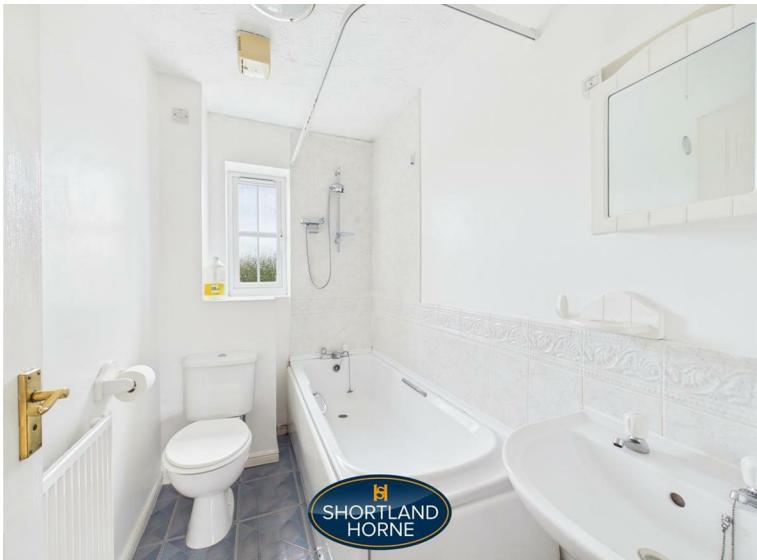
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Lyndhurst Close
Longford CV6 6TD



£190,000 | Bedrooms 2 Bathrooms 1

Positioned on Lyndhurst Close in the popular Longford area of Coventry, this two bedroom terraced home offers an excellent opportunity for first time buyers, investors or those looking to put their own stamp on a property. Enjoying views towards the nearby canal and a peaceful setting close to local amenities, schools and major road links, the home combines everyday convenience with plenty of potential to modernise and create something truly special.

The property has recently been decorated, giving it a fresh and bright feel throughout while still offering scope for further improvement. Upon entering, the hallway features laminate flooring and neutral white walls, leading through to a compact kitchen overlooking the canal, complete with a gas hob and pleasant outlook. To the rear, the generously sized living and dining room is filled with natural light thanks to French doors opening directly onto the garden, creating a welcoming space for relaxing or entertaining.

Upstairs, the carpeted landing leads to two well proportioned bedrooms. The main bedroom offers space for a double bed along with fitted wardrobes, while the second bedroom benefits from laminate flooring and useful built in cupboard space, making it ideal as a child's room, guest bedroom or home office. The family bathroom is fitted with a white three piece suite and shower over the bath.

Outside, the enclosed rear garden has been recently improved with paving and decorative stone to provide a low maintenance outdoor space, perfect for enjoying the warmer months. To the front, parking is available directly outside the property for two cars.

Longford continues to be a sought after location due to its excellent access to local shops, supermarkets and everyday amenities, along with nearby schools and children's play areas. The property also benefits from fantastic transport connections, with easy access to the M6, M69 and A444, making it ideal for commuters travelling into Coventry, Birmingham and surrounding areas.

Offering a fantastic balance of location, potential and practicality, this home presents an exciting opportunity for buyers looking to modernise and add value over time.



GROUND FLOOR

Hallway	
Kitchen	7'9 x 7'10
Lounge	16'7 x 11'9

FIRST FLOOR

Bedroom 1	11'7 x 8'7
Bedroom 2	10'8 x 6'9

Bathroom

OUTSIDE
Rear garden
Allocated parking