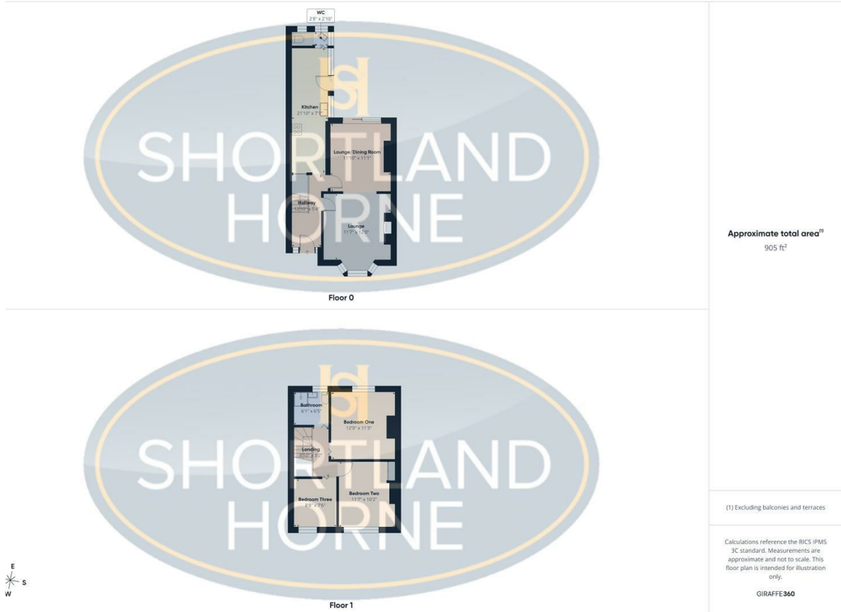
Floor Plan



Approximate total area[1]

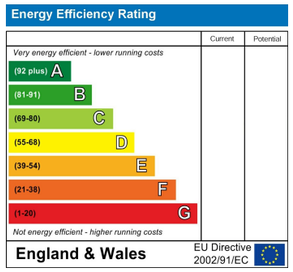
905 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

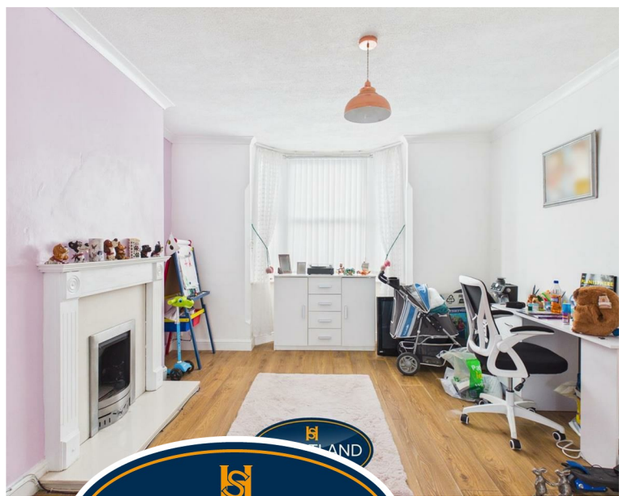
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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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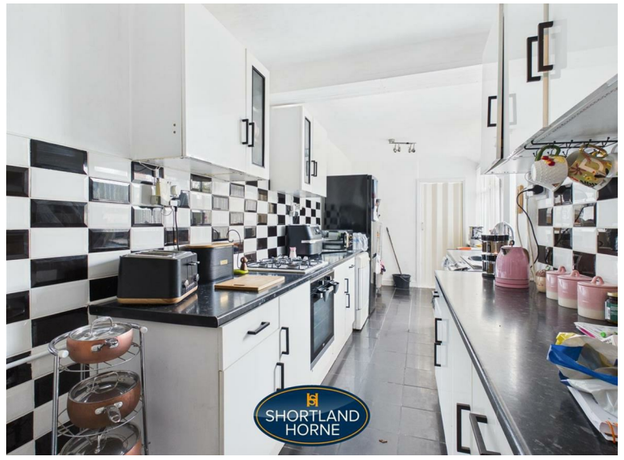


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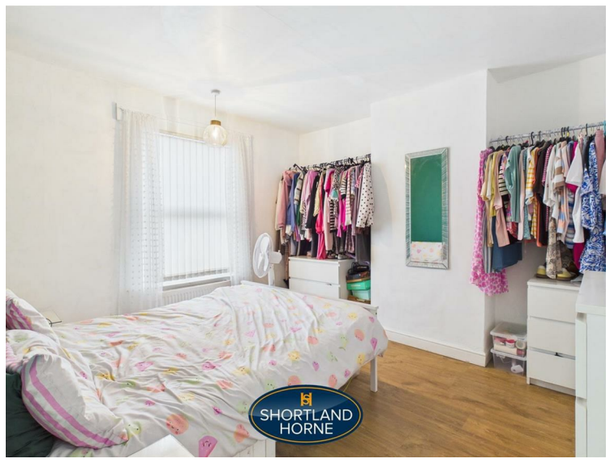
Dawson Road

CV3 1FX











£205,000 Asking Price | Bedrooms 3 Bathrooms 1





An excellent opportunity to acquire this deceptively spacious and extended characterful three-bedroom home, offering well-balanced accommodation arranged over two floors and extending to approximately 905 sq ft. Thoughtfully laid out, the property combines generous reception space with well-proportioned bedrooms, making it an ideal home for a variety of buyers.

The ground floor welcomes you via an entrance hallway, leading through to two separate reception rooms. The principal lounge provides a comfortable space in which to relax, whilst the additional lounge/dining room offers excellent versatility for both formal dining and entertaining. The fitted kitchen, measuring approximately 21'10" x 7'3", provides a practical and well-defined cooking space, with the added convenience of a separate ground-floor WC.

To the first floor, a central landing provides access to three bedrooms. The three bedrooms and bathroom reside to the first floor with gas central heating and double glazing. Garden to front and rear offering comfortable space overall.

Hallway	12'10 x 5'4	Bedroom 3	8'8 x 7'6
Lounge	12'0 x 11'7	Bathroom	6'5 x 6'1
Dining Room/Reception 2	11'10 x 11'1		
Extended Kitchen	21'10 x 7'3		
Wc/Cloakroom	2'08 x 2'10		
Bedroom 1	12'0 x 11'3		
Bedroom 2	11'7 x 10'2		