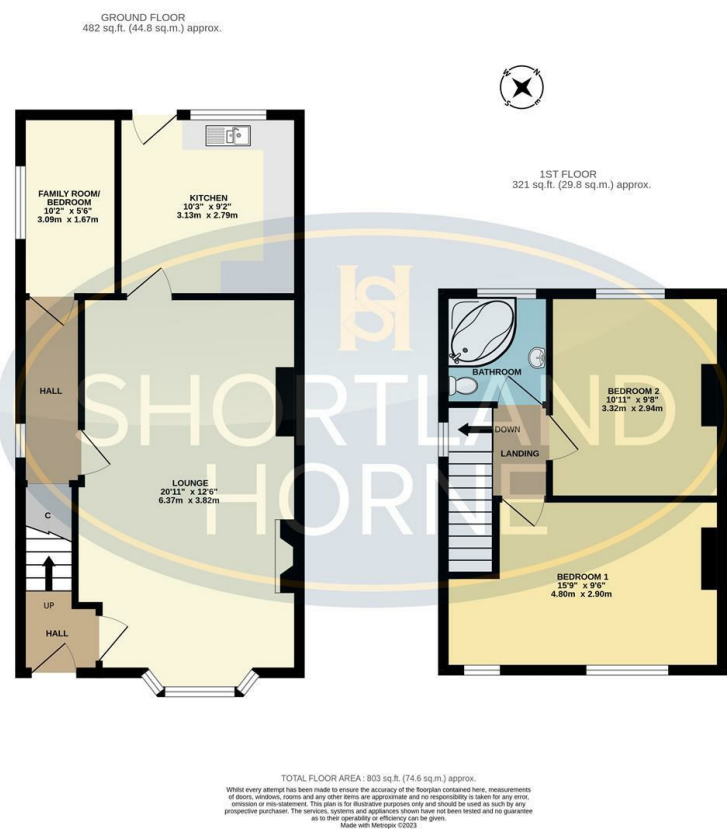
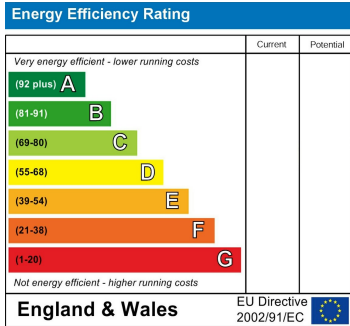


Floor Plan



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

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Nunts Lane
CV6 4HA



£180,000 | Bedrooms 3
Bathrooms 1

This three bedroomed semi detached property is located in the heart of popular Hollbrooks. Ideally placed within easy reach of local schools and amenities.

In brief the property comprises of good sized through lounge, extended kitchen, three bedrooms and family bathroom.

Outside to the front there is a block paved driveway with dropped kerb giving space to park tree cars whilst the private rear garden is lawned and family friendly.

The property would benefit from some internal redecoration and it also has the potential to be extended to the side subject to planning permission.



GROUND FLOOR		Bedroom One	15'9 x 9'6
Hall		Bedroom Two	10'11 x 9'8
Lounge	20'11 x 12'6	Bathroom	
Kitchen	10'3 x 9'2	OUTSIDE	
Study/Bedroom	10'2 x 5'6	Rear Garden	
FIRST FLOOR		Front Garden	
Landing			