

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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.



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Bridport Close
Clifford Park CV2 2LA



£200,000 Guide Price

**Bedrooms 2
Bathrooms 1**

Hidden behind a charming pedestrianised frontage, this lovely two-bedroom terraced house offers a peaceful and private atmosphere, thanks to the absence of passing traffic creating a quiet, neighbourly vibe from the moment you arrive. With no onward chain it's ready and waiting for you to make it your own.

Step inside to a bright and airy living area filled with natural light pouring through the large front window creating a warm and inviting atmosphere throughout the room. The lounge feels cosy and welcoming offering a perfect place to unwind after a busy day while still providing plenty of space for entertaining family and friends comfortably. The kitchen is tidy and practical, offering ample room to prepare meals while overlooking the garden.

Opening the back door you step into a beautifully cared-for outdoor area, a sunlit patio ideal for relaxed Sunday brunches or evening drinks. This flows onto a well-kept lawn bordered by mature colourful plants that change with the seasons. The scent of flowers fills the air and there is plenty of space for a barbecue, a vegetable patch, or a quiet spot to enjoy the sunshine. Beyond the garden a private garage and parking add everyday convenience without disturbing the peacefulness of the setting.

Upstairs both double bedrooms are generously sized with large windows welcoming the morning light and fitted wardrobes to keep everything neat and organised. Whether used as restful bedrooms, a home office, or creative spaces, they offer great flexibility to suit your lifestyle. The shower room adds a modern feel finished with contemporary fittings and a fresh inviting vibe.

Local amenities include shops like Tesco, One Stop, B&M, and a doctors' surgery all just a few minutes' walk away. Coventry University Hospital and major supermarkets are nearby making it ideal for healthcare workers or students. Pearl Hyde Primary School is close and rated Good with Caludon Castle secondary school within easy reach. There are good bus links and straightforward access to major roads and motorways with Coventry Arena station within easy travel distance. Just a short walk away the River Sowe provides peaceful riverside walks.

Bridport Close is a friendly well-maintained cul-de-sac popular with families, professionals, and retirees alike. Offering a variety of property styles and values within walking distance of key amenities and schools, it has stable home values and a welcoming community feel making it a great choice for long-term living or a sensible investment.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking: Rear Driveway
 Garden Direction: South
 Council Tax Band: B
 EPC Rating: C
 Approx. Total Area: 752 Sq. Ft



GROUND FLOOR

Lounge 15' x 13'5

Kitchen/Dining Room 13'5 x 8'1

FIRST FLOOR

Landing

Bedroom 1 11'11 x 11'4

Bedroom 2 8'10 x 7'7

Shower Room

OUTSIDE

Garage 16'5 x 8'2

Rear Garden

Front Garden