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Shortland Horne

2021-2022

Clara Street  
CV2 4ET

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# Clara Street CV2 4ET

EXTENDED STUDENT PROPERTY MAKING £20,400 PER ANNUM WITHIN EASY ACCESS TO COVENTRY UNIVERSITY AND COVENTRY CITY CENTRE.

This spacious four double bedroom end of terrace property is conveniently positioned to the university with all of bedrooms being furnished with beds, wardrobes, desks and side tables.

The ground floor offers two double bedrooms and a communal kitchen with breakfast bar, integrated oven with gas hob, a fridge/freezer and a washing machine. There is also a communal lounge with doors opening out to the garden.

On the first floor you will find a further two double bedrooms again all furnished, a dressing area/office, a communal bathroom and a separate shower room.

Outside to the rear is a tiered low maintenance garden and to the front is a small walled front garden.

This property must be viewed to fully appreciate.

GOOD TO KNOW:

selling quality  
property since 1995

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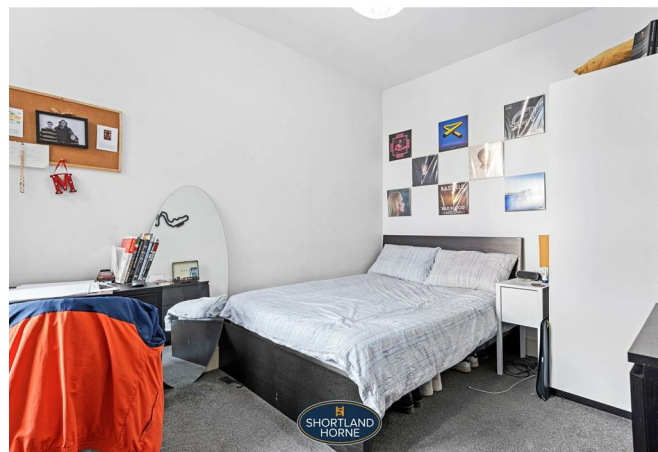






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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Bedroom One

4.57m x 3.51m

#### Bedroom Two

3.81m x 2.92m

#### Kitchen

3.89m x 3.02m

#### Living Room

3.56m x 2.92m

#### Bedroom Three

4.52m x 2.90m

#### Bedroom Four

3.78m x 2.90m

#### Dressing Room/Office

3.91m x 1.52m

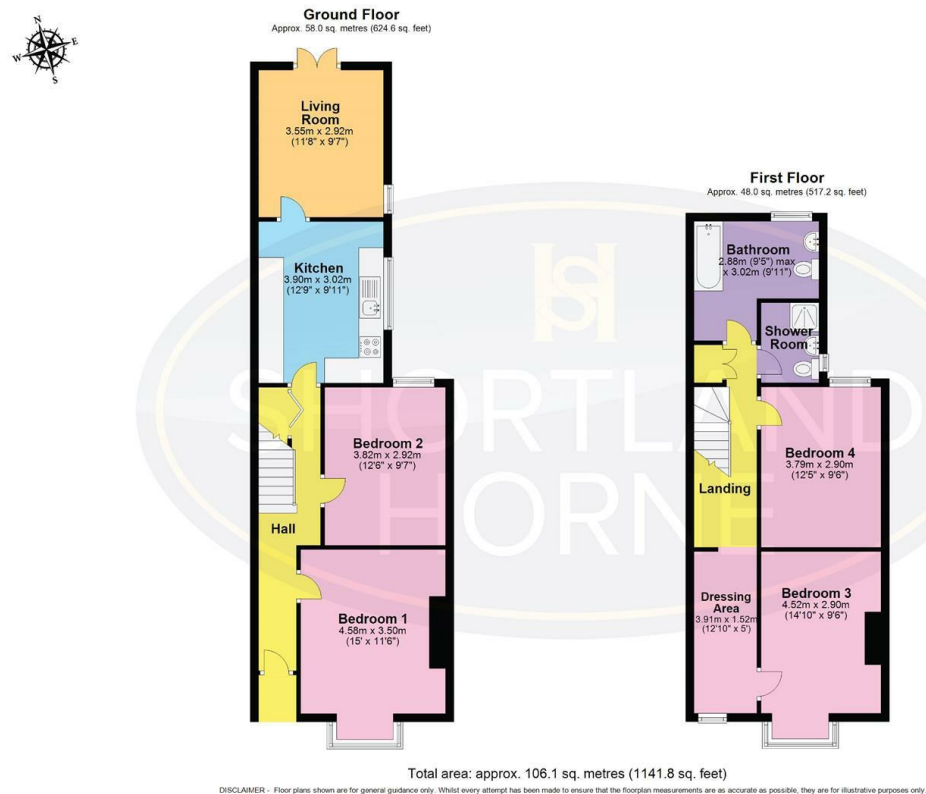
#### Bathroom

2.87m x 3.02m

#### Shower Room



# Floor Plan



Total area: 1141.80 sq ft

**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.

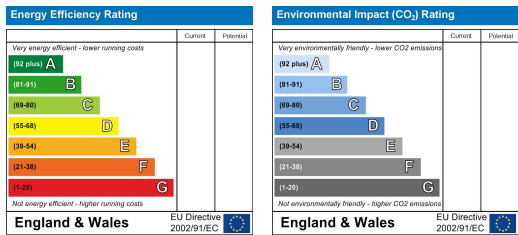
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

# Location Map



# EPC



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