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Raynor Crescent  
CV12 0ET



# Raynor Crescent

## CV12 0ET

*\*Non Standard Construction\**

Nestled in the desirable Raynor Crescent, Bedworth, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable family home. The property features three generously sized bedrooms, providing ample space for relaxation and rest. The single reception room is a delightful area, perfect for both unwinding after a long day and entertaining guests.

The kitchen, often regarded as the heart of the home, is well-equipped and offers a welcoming environment for preparing and enjoying meals with family and friends. The modern shower room caters to the needs of contemporary living, ensuring convenience for all residents.

Location is key, and this property does not disappoint. With exceptional public transport links, commuting to various parts of the city is made easy, making it ideal for professionals and families alike. Furthermore, the proximity to local amenities and reputable schools enhances its appeal, ensuring that everything you need is within reach.

An added advantage of this property is its classification within the 'A' council tax band, which can lead to significant savings over time. This feature, combined with the spacious living areas and prime location, makes this home a remarkable find.

In summary, this semi-detached house on Raynor Crescent offers a perfect blend of comfort, convenience, and affordability. It is an ideal choice for families or anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely property your own; contact us today to arrange a viewing and explore the potential of your new home.

selling quality  
property since 1995



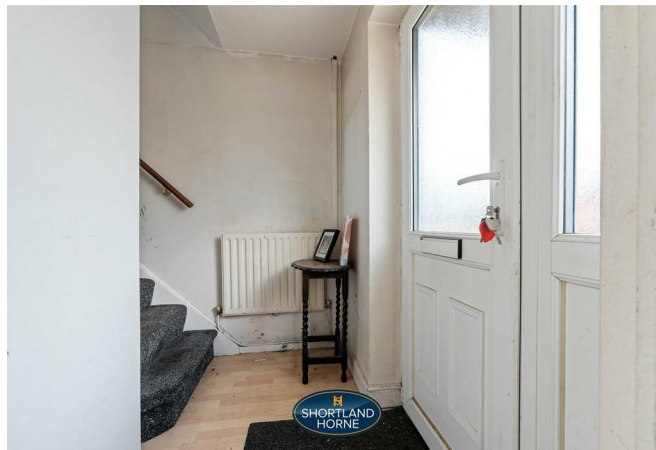
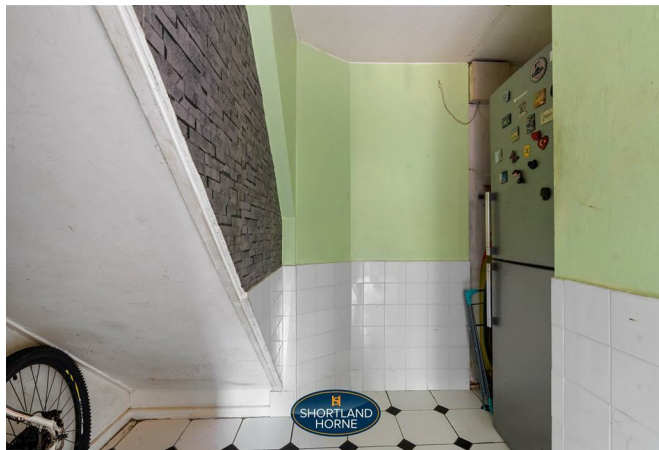
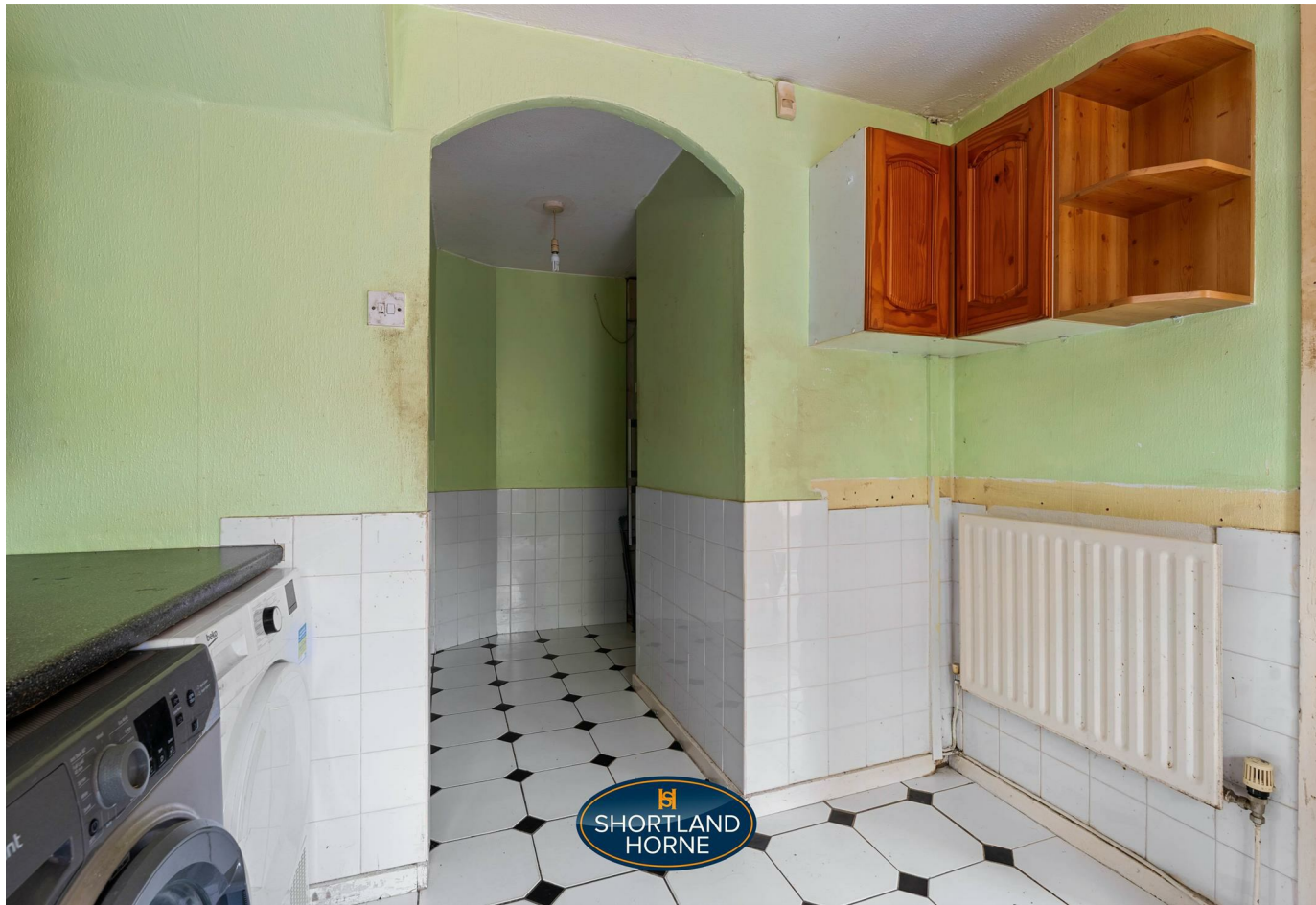












## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

6.25m x 3.23m

Kitchen

3.10m x 2.79m

### FIRST FLOOR

Bedroom One

4.04m x 3.61m

Bedroom Two

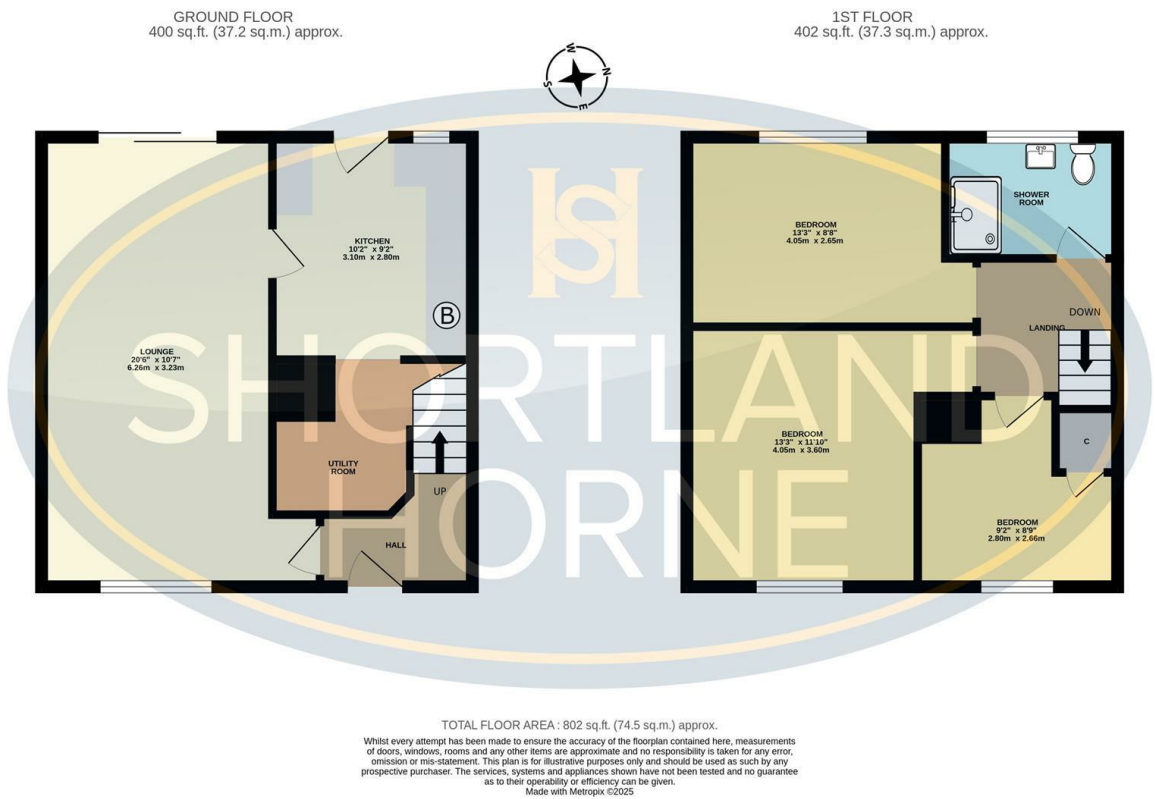
4.04m x 2.64m

Bedroom Three

2.79m x 2.67m

Shower Room

Floor Plan



Total area: 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

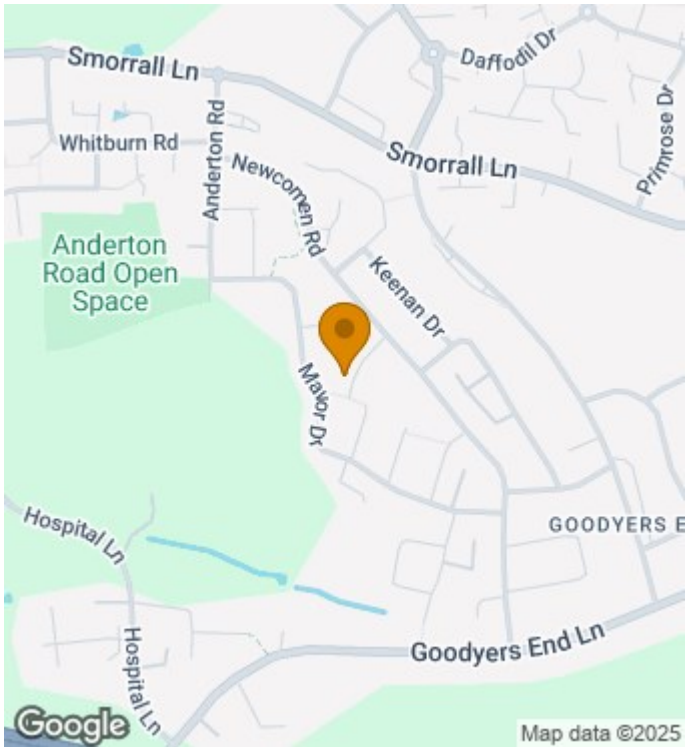
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

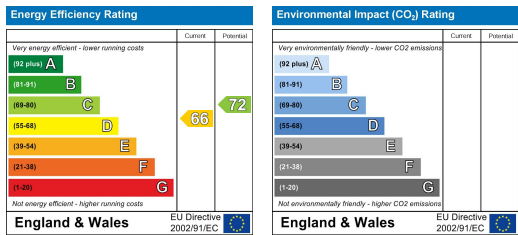
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Location Map



EPC



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