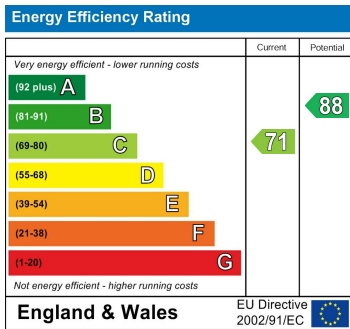


Floor Plan



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.

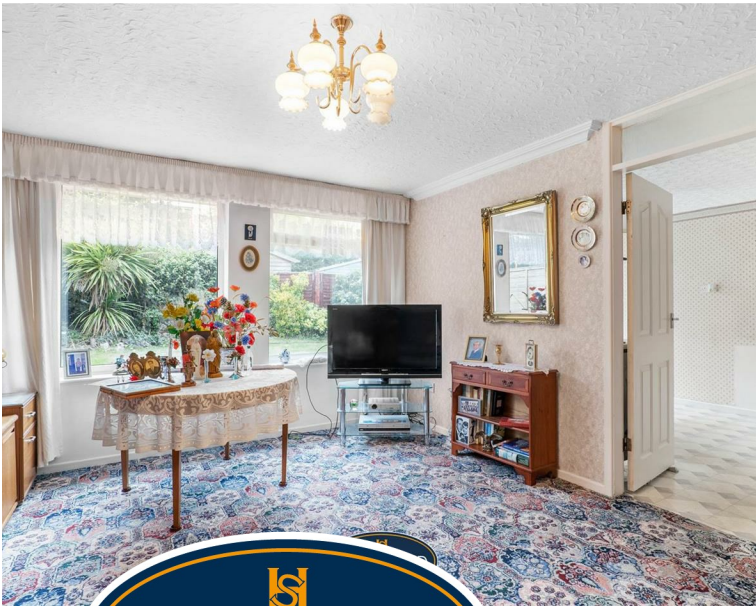
Appliances

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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Crecy Road
Cheylesmore CV3 5HS



£230,000 Bedrooms 2
Bathrooms 1

SPACIOUS BUNGALOW WITH A GENEROUS PLOT CLOSE TO JAGUAR LAND ROVER, COVENTRY CITY CENTRE & COVENTRY TRAIN STATION AND OFFERED WITH NO UPWARD CHAIN.

This lovely traditional semi-detached bungalow has huge potential and is conveniently located in the popular area of Crecy Road, Cheylesmore. The ground floor offers an entrance sit down porch, a hallway with doors leading off to lounge with large windows over looking the garden, a fitted kitchen providing space for appliances, two double bedrooms and a family bathroom. There is also a very useful store room that runs on to the garage.

Outside there is a walled front garden with steps leading you up to the front door, off road parking in front of the garage to the side and a lovely fully enclosed lawned garden with a patio area. Other benefits include uPVC double glazing and gas fired central heating.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Driveway & Garage
Garden Direction: North
EPC Rating: C
Total Area: Approx. 1042.5 Sq. Ft



GROUND FLOOR			
Porch	3'10" x 14'1"	Bathroom	6'5" x 7'4"
Hall		Storage	10'11" x 10'11"
Living Room	16'9" x 11'7"	Garage	16'0" x 10'11"
Kitchen	10'0" x 10'3"		
Bedroom One	13'3" x 10'3"		
Bedroom Two	13'3" x 7'9"		