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Huntingdon Road  
CV5 6PU

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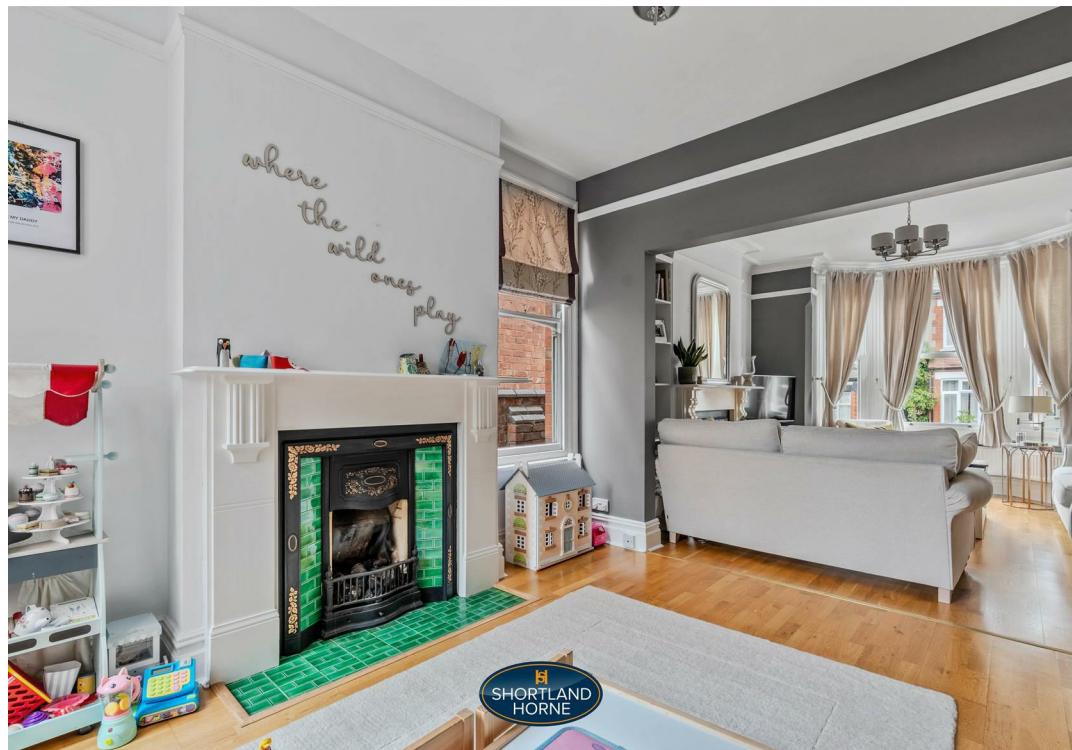
Nestled on the picturesque Huntingdon Road in Coventry, this splendid Georgian semi-detached house, constructed in 1912, presents a remarkable opportunity for those seeking a harmonious blend of classic charm and contemporary comfort. Spanning an impressive 1,614 square feet, the property features two inviting reception rooms, including a dual aspect sitting room that bathes in natural light, and a separate dining/breakfast room, perfect for hosting gatherings or enjoying family meals.

The residence boasts four generously sized bedrooms, thoughtfully arranged over two floors, providing ample space for a growing family or those in need of a home office. With two well-appointed bathrooms, convenience is assured for all occupants.

One of the property's most appealing features is its walled rear garden, a private oasis ideal for relaxation and outdoor activities. This tranquil space is perfect for summer barbecues or simply enjoying a quiet moment with a good book. The location is equally enticing, with Spencer Park nearby, offering a beautiful natural retreat right at your doorstep. The vibrant Earlsdon village centre is just a short stroll away, providing a delightful array of shops, cafes, and local amenities that foster a lively community spirit. Furthermore, the close proximity to Coventry Train Station enhances

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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

7.44m x 3.81m

Breakfast Room

4.11m x 3.18m

Kitchen

4.01m x 3.18m

### FIRST FLOOR

Bedroom One

5.23m x 3.48m

Bedroom Two

3.81m x 3.43m

Shower Room

Bathroom

Bedroom Three

4.17m x 3.20m

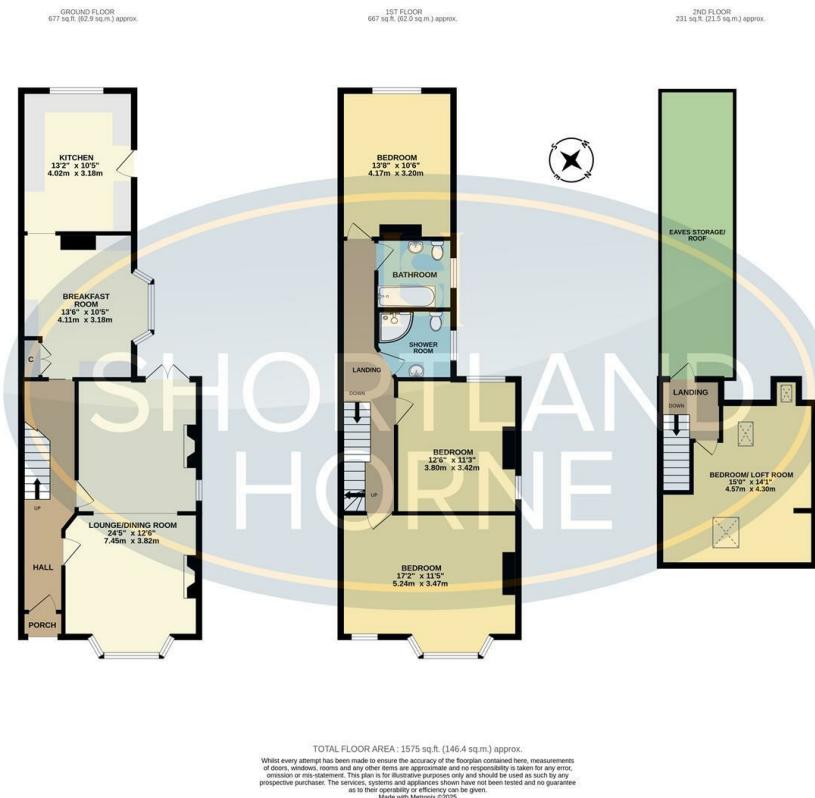
### SECOND FLOOR

Bedroom Four

4.57m x 4.29m

Eaves Storage

## Floor Plan



Total area: 1575.00 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

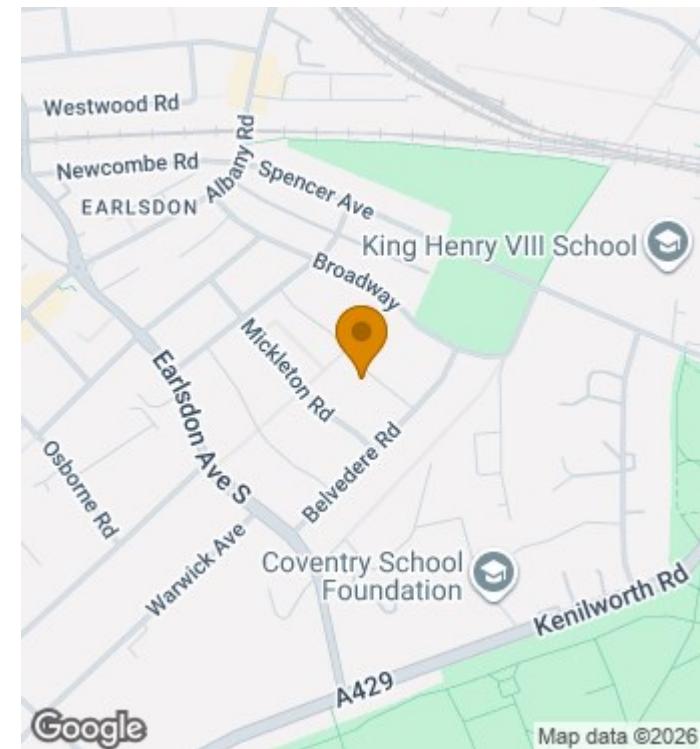
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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