

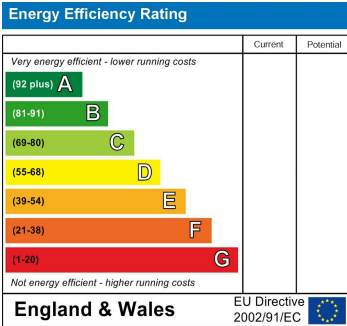
Floor Plan



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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.



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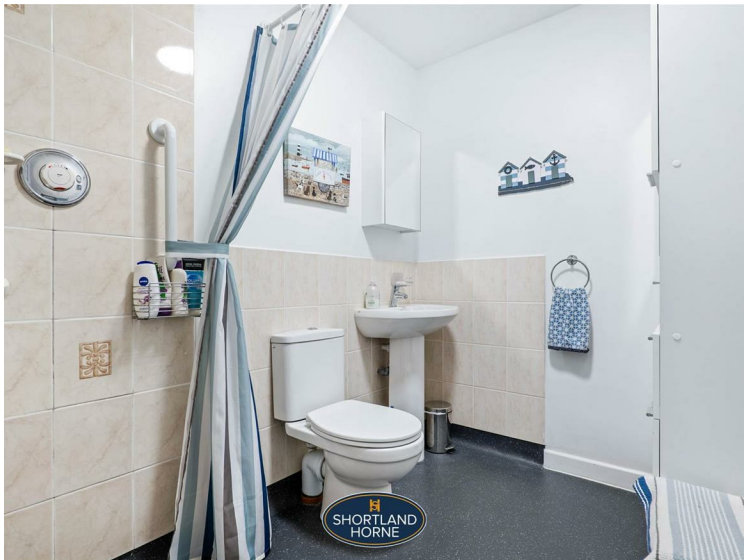
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£325,000 Guide Price | Bedrooms 2 Bathrooms 1

An exceptional two bedroom detached bungalow set in the heart of Baginton Village. The property has been tastefully decorated by the current owners to a good standard and must be viewed to appreciate what this wonderful home has to offer. Baginton is a lovely village with two local pubs, a park, the Lunt Roman Fort and Bagots Castle and is with easy reach of Coventry city centre, Coventry train station, Leamington, Kenilworth and currently comes under the CV8 postcode catchment for the Kenilworth schools.

Briefly the property comprises of an entrance hallway through to a lovely size 15ft lounge with sliding patio doors opening out to the garden, a fully fitted kitchen with space for an electric cooker, a washing machines, dishwasher and a fridge freezer. There is a door off the kitchen leading you through to the integral garage with electric and water supply where there is current plumbing for a washing machine.

The master bedroom is a great size with built in wardrobes, a lovely bay window over looking the front garden and a park. The second bedroom is a generous size again overlooking the front garden. There is a modern bathroom with a walk in shower.

The bungalow offers a generous loft space providing excellent opportunity for adding value and floor space through refurbishment and/or extension, or conversion to a larger family home, subject to planning consent.

Outside the front has been newly block paved providing plenty of off road parking. The rear garden is fully enclosed, mainly laid to lawn with mature shrubs and trees with a patio area which is ideal for outside entertaining. This property must be viewed to appreciate its location, size, space and the quality of finish it has to offer.



GROUND FLOOR

Entrance Hallway

Living Room

15'5 x 11'7

Kitchen/Diner

12'3 x 10'11

Bedroom One

11'3 x 10'9

Bedroom Two

7'1 x 8'1

Bathroom

5'6 x 7'5

Garage

17'2 x 9'3