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Lake View Road  
CV5 8JY

# Lake View Road

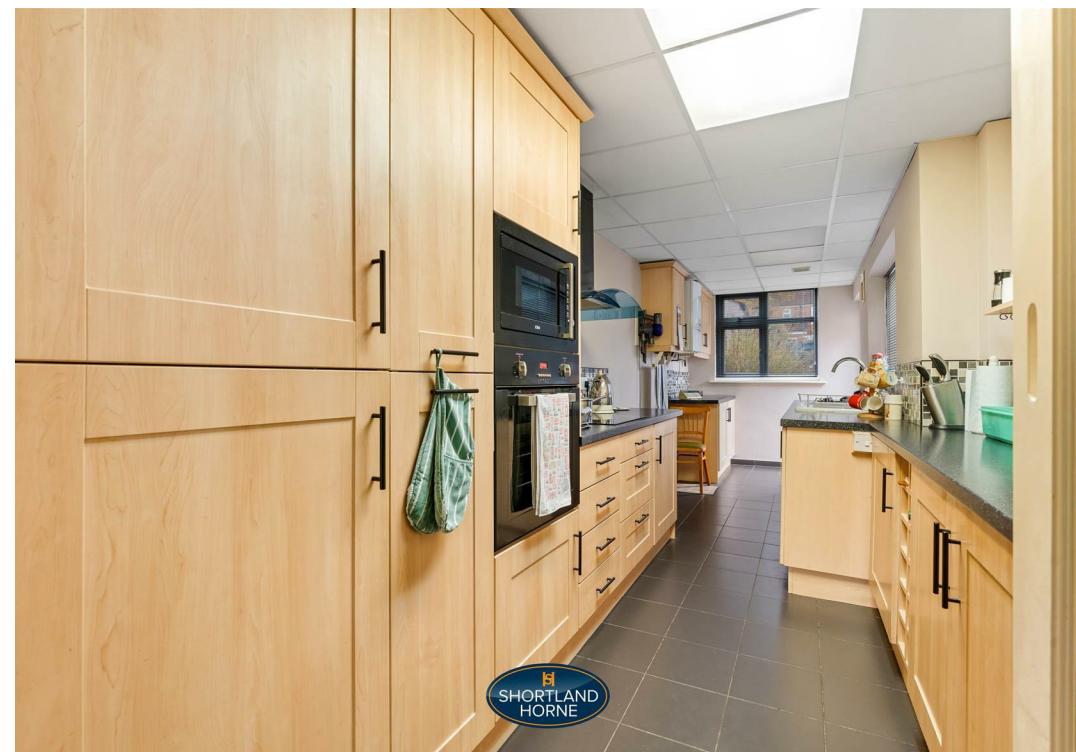
## CV5 8JY

Nestled in the highly sought-after Lake View Road in Coventry, Shortland Horne is delighted to present this charming end of terrace house. This delightful property boasts three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The single bathroom is conveniently located, and the reception room offers a welcoming area for relaxation and entertaining.

The fully equipped kitchen enhances the functionality of the home, making daily living both practical and enjoyable. One of the standout features of this property is its strategic location. With easy access to public transport links, commuting to work or exploring the wider area is effortless. Families will appreciate the close proximity to local schools, ensuring that education is easily accessible for children.

In addition to its practical advantages, this home is surrounded by essential local amenities, catering to all your shopping and service needs. The area is also enriched with green spaces and nearby parks, perfect for outdoor activities, leisurely strolls, or simply enjoying the beauty of nature. The picturesque walking routes nearby offer a delightful escape from urban life, allowing residents to embrace the tranquillity of







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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Lounge/Dining Room

7.29m x 3.71m

#### Kitchen

6.68m x 2.16m

### FIRST FLOOR

#### Bedroom One

3.45m x 3.20m

#### Bedroom Two

3.76m x 2.79m

#### Bedroom Three

2.39m x 2.16m

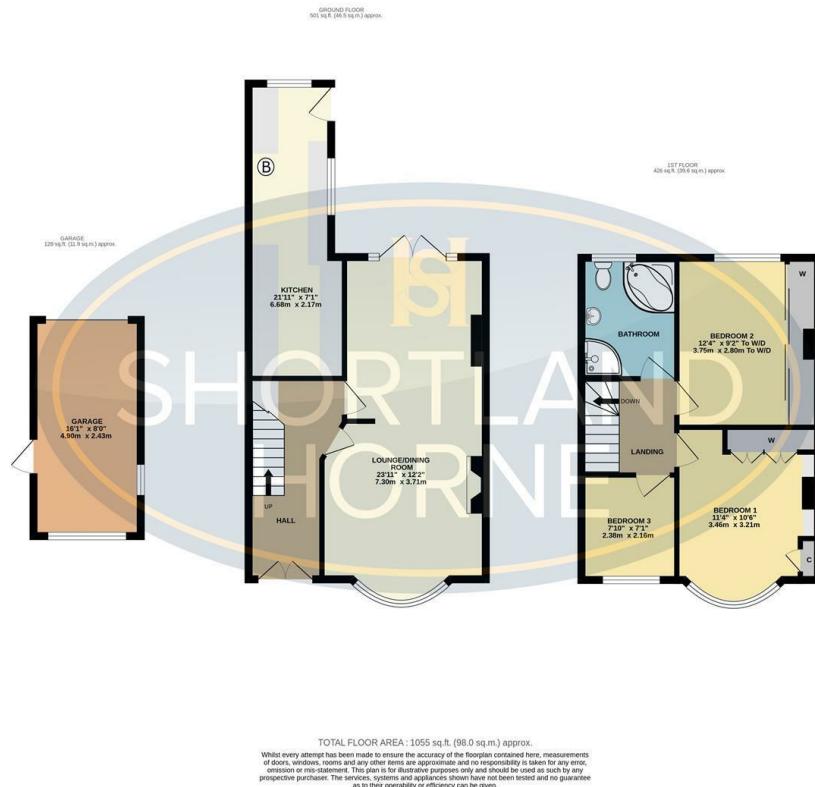
#### Bathroom

### OUTSIDE

#### Garage

4.90m x 2.44m

## 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

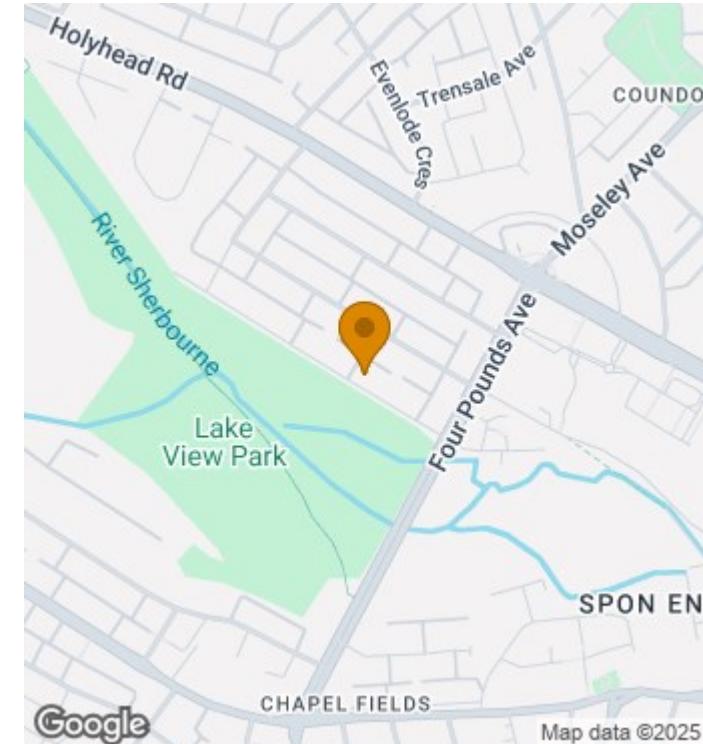
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

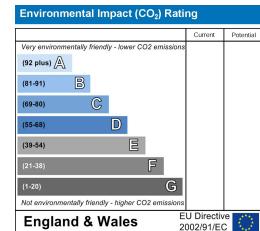
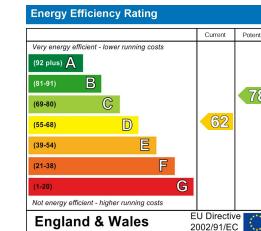
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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