

## Floor Plan



TOTAL FLOOR AREA: 737 sq ft (68.5 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metrepro (2020)

## EPC

Energy Efficiency Rating		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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

### 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.

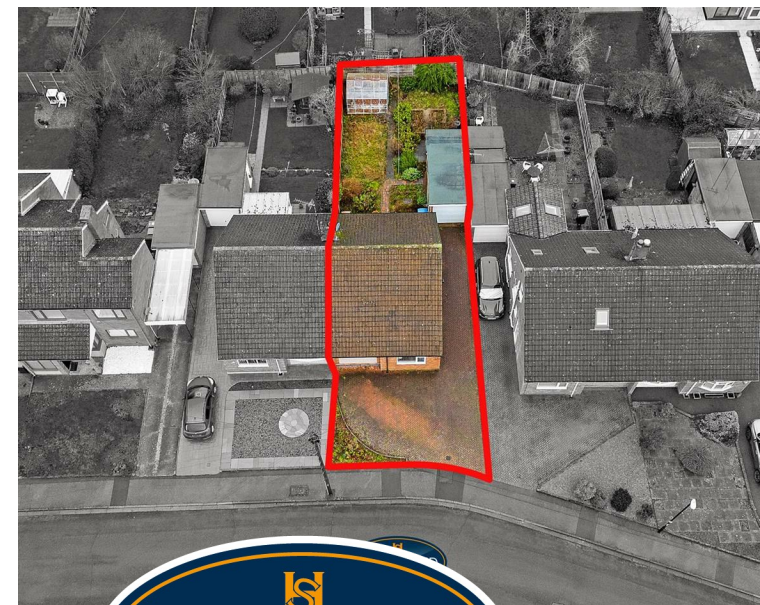
### Appliances

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

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

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**Okehampton Road**  
**Styvechale CV3 5AU**



## £265,000 Guide Price | Bedrooms 2 Bathrooms 1



\* WELL PRESENTED 2 BEDROOM SEMI DETACHED BUNGALOW \* EXCELLENT SCOPE TO EXTENDED INTO THE LOFT SPACE SUBJECT TO PLANNING PERMISSION & REFITTED KITCHEN & REFURBISHED SHOWER ROOM \* DIRECT ACCESS AMPLE CAR PARKING TO BRICK GARAGE \* NO UPWARD CHAIN

Nestled on Okehampton Road in the charming area of Styvechale, Coventry, this well-presented semi-detached bungalow offers a delightful living experience. With two spacious bedrooms both with built in wardrobe cupboards, and spacious lounge overlooking the rear garden.

The bungalow boasts a refitted kitchen, equipped with a hob, oven, microwave and fridge, making it an ideal space for culinary enthusiasts. The refurbished, fully tiled shower room adds a touch of modern elegance, ensuring both style and functionality. with separate wc.

One of the standout features of this property is the direct access to ample brick paviour parking, which leads to a brick garage, providing convenience for residents and visitors alike. The bungalow is offered with vacant possession and no chain, allowing for a smooth transition into your new home.

Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this semi-detached bungalow on Okehampton Road is a wonderful opportunity not to be missed. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

### ENTRANCE HALL

SPACIOUS LOUNGE/ DINING ROOM 17'11" x 11'6"

FITTED KITCHEN WITH HOB, OVEN,  
MICROWAVE & FRIDGE  
9'0" x 8'7"

BEDROOM ONE 11'11" x 9'10"

BEDROOM TWO 9'10" x 8'0"

FULLY TILED SHOWER ROOM

### SEPARATE WC

DIRECT ACCESS BRICK PAVIOUR DRIVE TO  
BRICK GARAGE  
15'8" x 7'10"

FRONT & FULLY FENCED REAR GARDEN

VIEWING HIGHLY RECOMMENDED

NO CHAIN