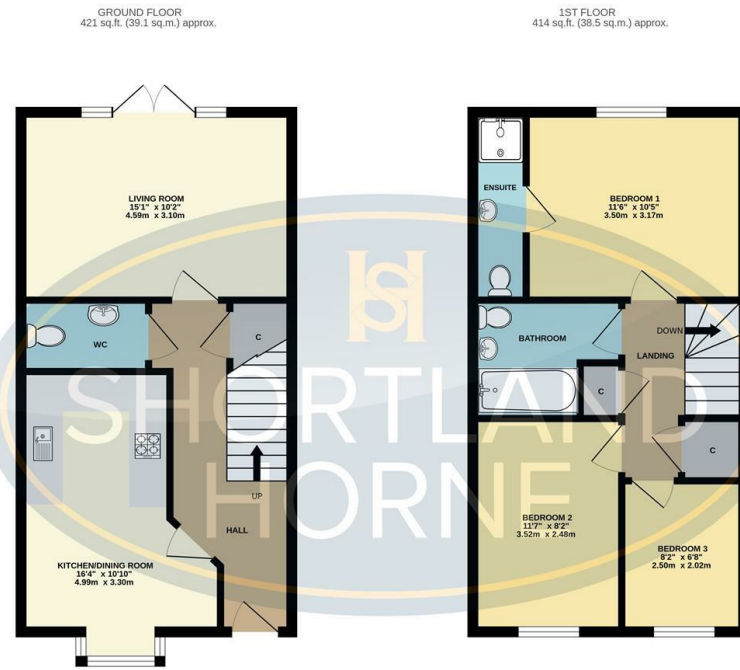


## Floor Plan



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. Made with Metronix CS204.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

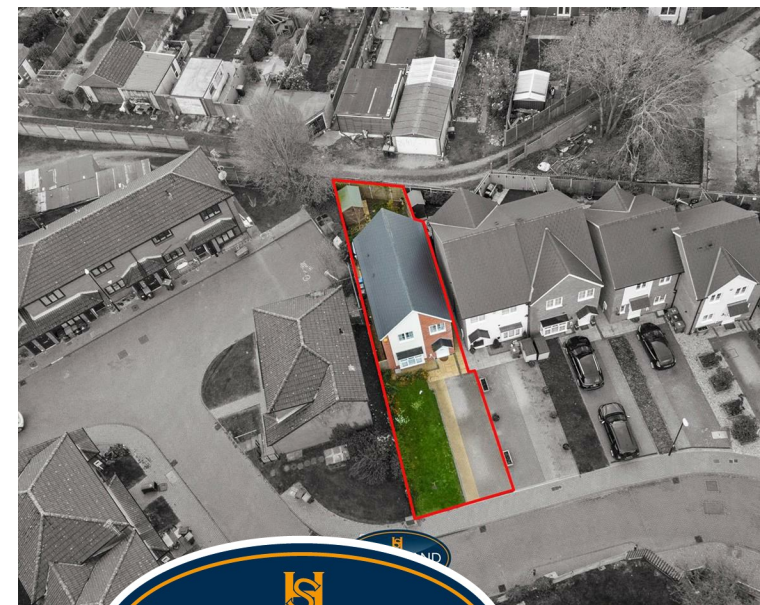
### Appliances

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

**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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follow us  

**Newhaven Close**  
Coundon CV6 1QU



## £290,000 Guide Price | Bedrooms 3 Bathrooms 2

Shortland Horne are delighted to offer for sale this brilliant detached home that has been tastefully decorated and has a wonderful living space with a bright, stylish and contemporary feel.

The accommodation comprises of an entrance hallway with doors leading off to a ground floor cloakroom, a living room with French doors opening out to the garden and a superb kitchen diner with integrated appliances to include an oven, gas hob, a dishwasher and a washing machine.

On the first floor you will find a family bathroom and three bedrooms with the bigger double bedroom featuring an en-suite shower room.

Outside to the front of the property there is a block paved driveway with a lawn area and to the rear there is a fully enclosed garden.

This beautiful family home is well located for schools, parks and various routes to A444, City Centre and local supermarkets. The location is perfect for Christ the King School and Bablake Playing Fields. Newhaven Close is highly regarded as one of the most sought after addresses within the area.



### GROUND FLOOR

Entrance Hallway  
Kitchen/Dining Room 16'4 x 10'10  
W/C

Living Room 15'1 x 10'2

### FIRST FLOOR

Bedroom One 11'6 x 10'5

### En-Suite

Bedroom Two 11'7 x 8'2

Bedroom Three 8'2 x 6'8

Bathroom