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Middleborough Road  
Coundon CV1 4BG

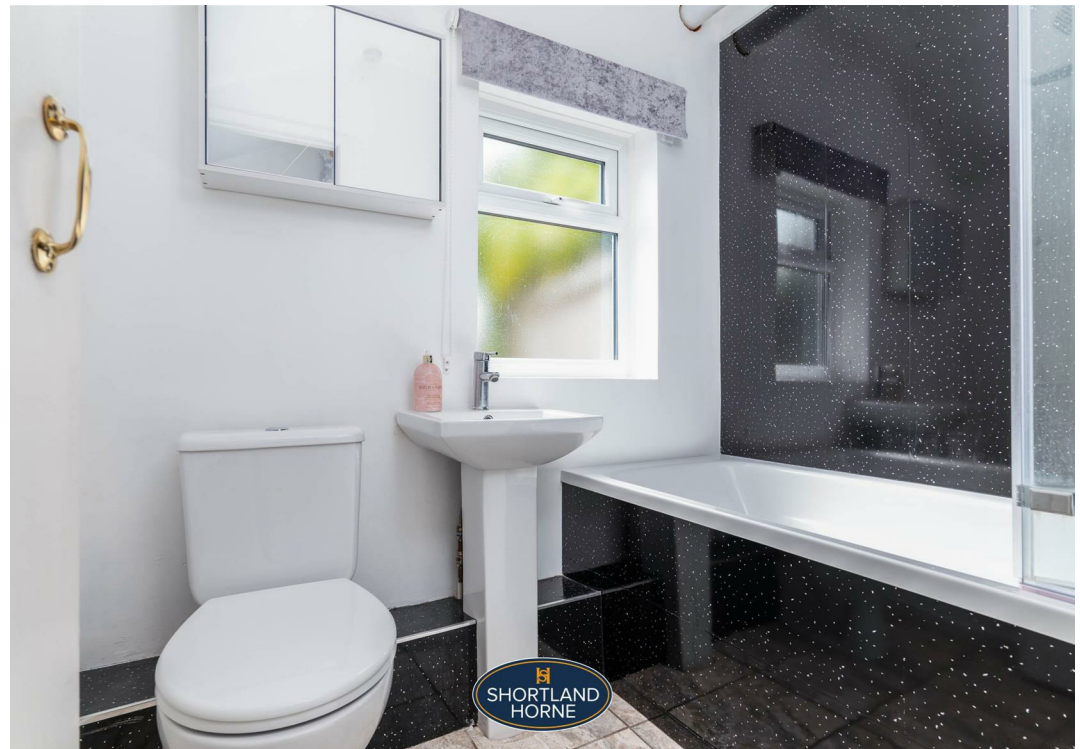
## Middleborough Road CV1 4DG

A superb three bedroom town house situated a short walk from Coventry City Centre. This fantastic family property has been recently redecorated throughout and offers flexible family accommodation over three floors. Conveniently located close to Nause Mill park the property in brief comprises living room, dining room leading to modern fitted kitchen and ground floor bathroom. To the first floor are two double bedrooms with staircase leading to the third bedroom and WC. Externally the property has neatly laid out gardens to the front and rear.



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Living Room

3.45m x 3.43m

Dining Room

4.57m x 3.43m

Kitchen

2.49m x 1.98m

Bathroom

1.98m x 1.63m

### FIRST FLOOR

Bedroom One

4.27m x 3.43m

Bedroom Two

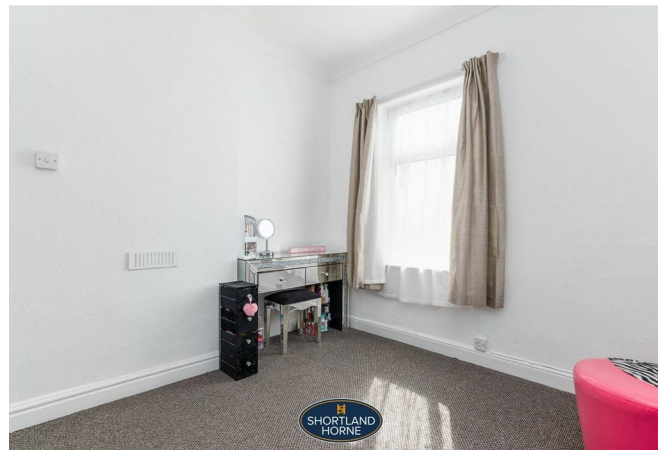
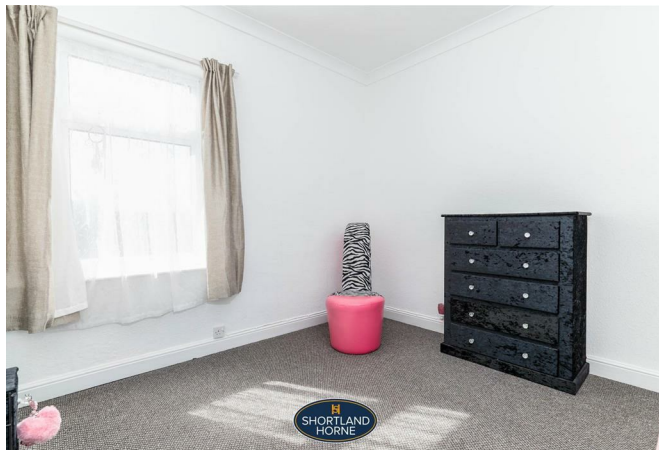
3.76m x 3.43m

### SECOND FLOOR

Bedroom Three

3.68m x 3.43m

WC



# Floor Plan



Total area: approx. 82.6 sq. metres (889.2 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.

Total area: 889.20 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

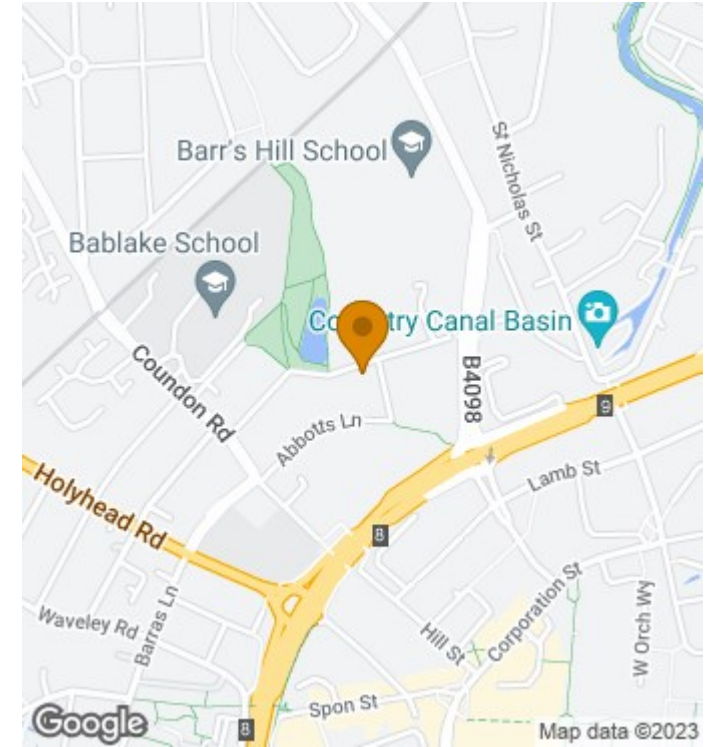
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

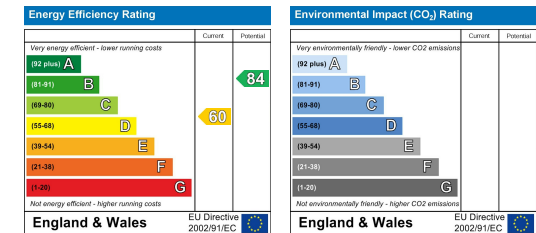
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

# Location Map



# EPC



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