




SHORTLAND
HORNE

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Property Experts


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Hollis Road
CV3 1AH

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £153,000

This beautifully decorated property is a perfect investment opportunity or first time buyer purchase and is situated within walking distance from the Coventry University Campus making this a great choice for a landlord looking to attract students or professional tenants.

The light filled home has been lovingly maintained and updated by the current owners and boasts two large double bedrooms, a relaxing lounge and dining room, well equipped kitchen that is complimented by a good range of units, work surface area and space for appliances including an oven, spacious bathroom with separate w.c. and stairs rising to the second floor loft space which is fully boarded with electrics and lighting.

Step outside and you have a low maintenance garden and on street parking.

Local amenities are close at hand including: shops, gyms, local bars, multiple bus routes

Required

Optional

Bullet Points:

Immediate 'exchange of contracts' available

Sold via 'Secure Sale'

Strap (intro) Line:

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

To be added at the foot of (all) the property advert.....

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Lounge

4.22m x 3.73m

Dining Room

3.73m x 3.33m

Kitchen

3.78m x 1.83m

FIRST FLOOR

Bedroom One

3.73m x 3.30m

Bedroom Two

3.33m x 2.84m

Bathroom

FIRST FLOOR

Loft Room

3.73m x 2.21m



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

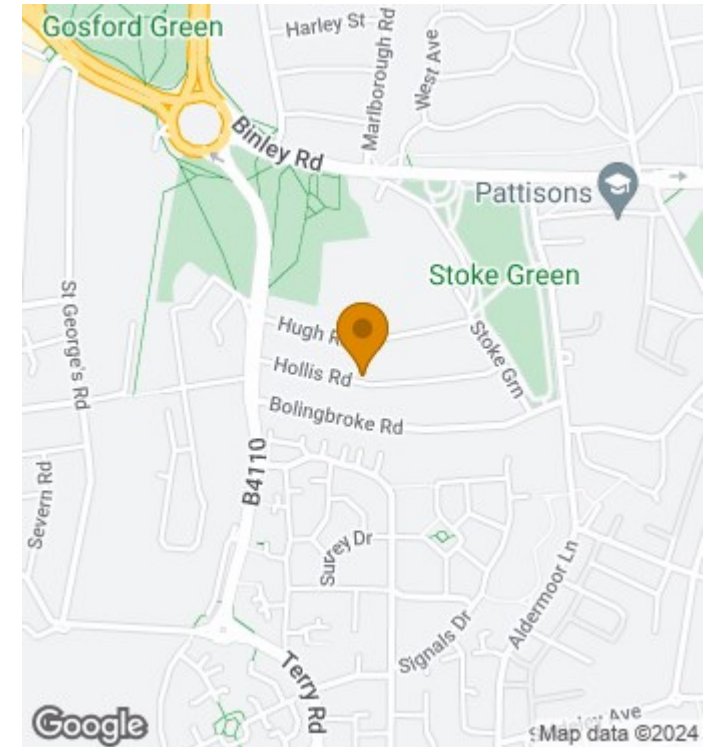
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

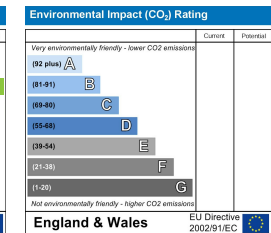
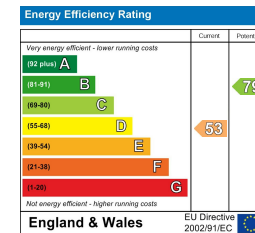
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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