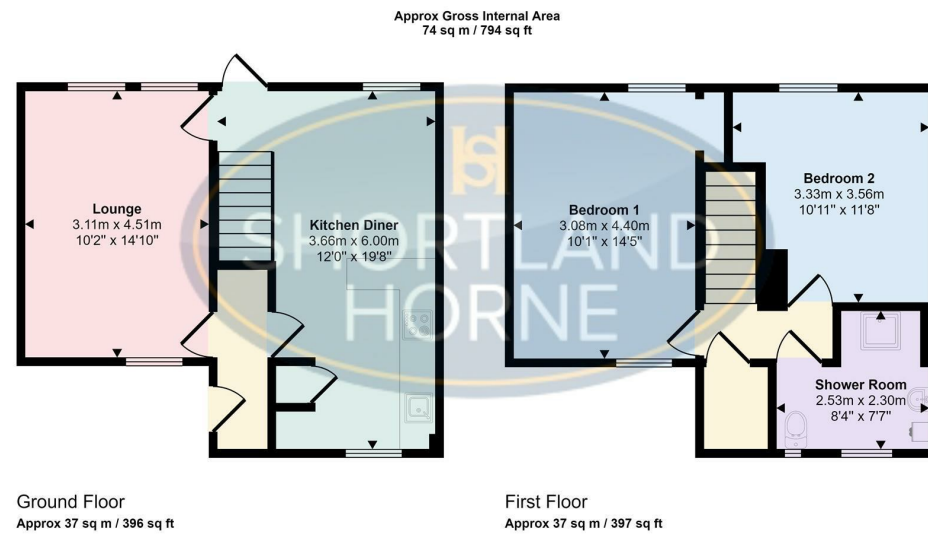


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		66	
(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.

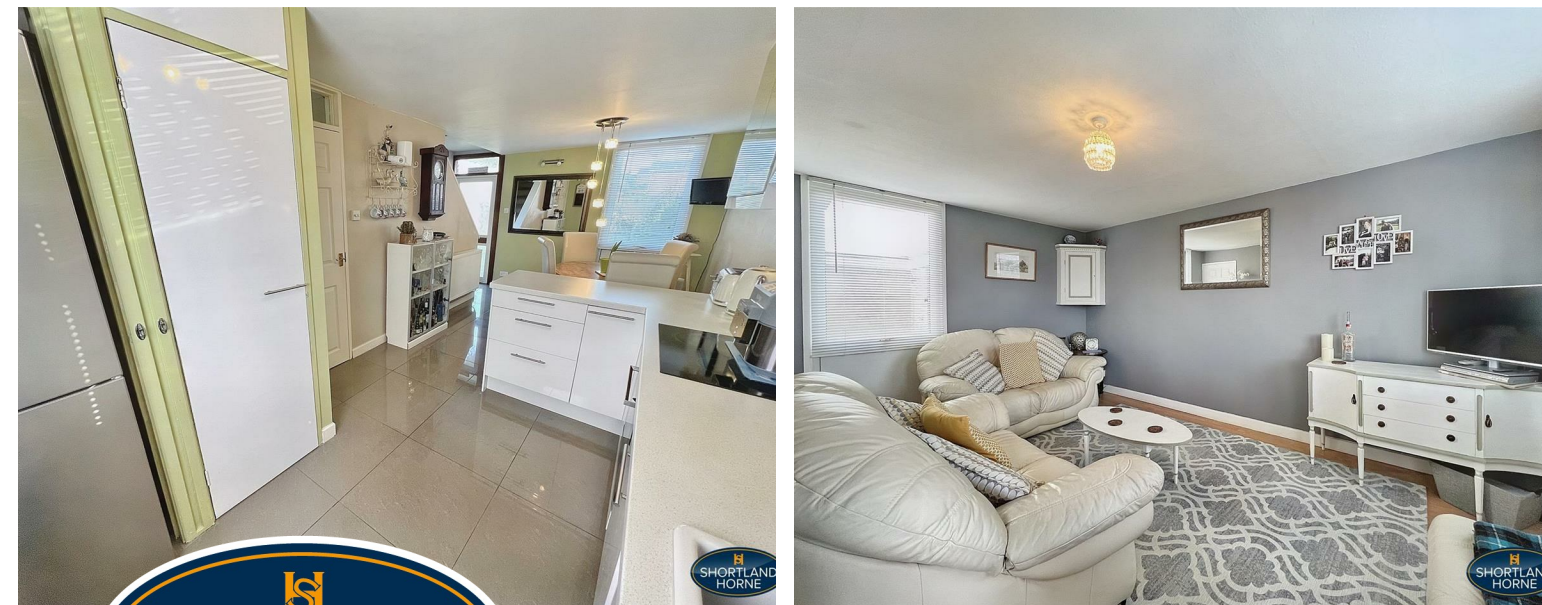
Appliances

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

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

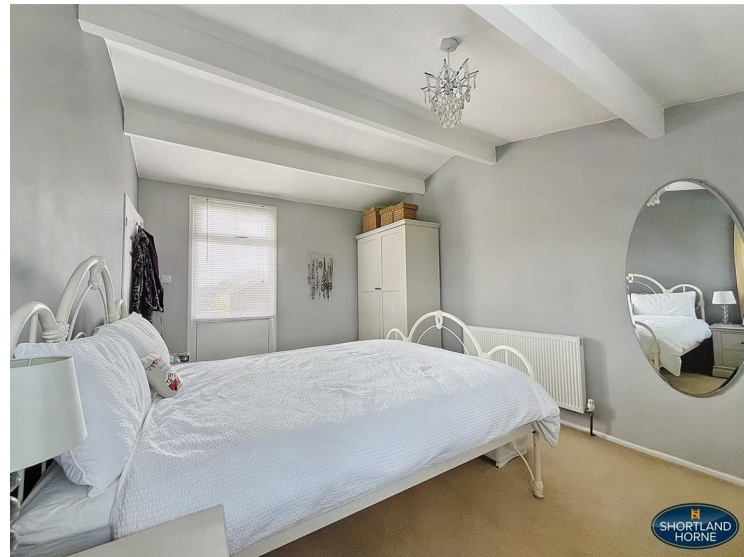
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Agincourt Road
Cheylesmore CV3 5PT



£205,000 Offers Over | Bedrooms 2 Bathrooms 1

This much improved and recently refurbished two bedroom property would make the perfect home to just move in to with no effort at all. The location is very sought after, being very close to Cheylesmore amenities as well as a short drive to the city centre.

To the front there is a fenced lawn garden where the fence could easily be removed to allow a driveway, adjacent to the drive is a garage and an outside storage cupboard. The front door leads you on to an entrance hallway with doors leading on to the open plan kitchen diner. The kitchen features an integrated oven with an electric hob, a washing machine and space for a fridge/freezer. The lounge is a lovely size with lots of natural light.

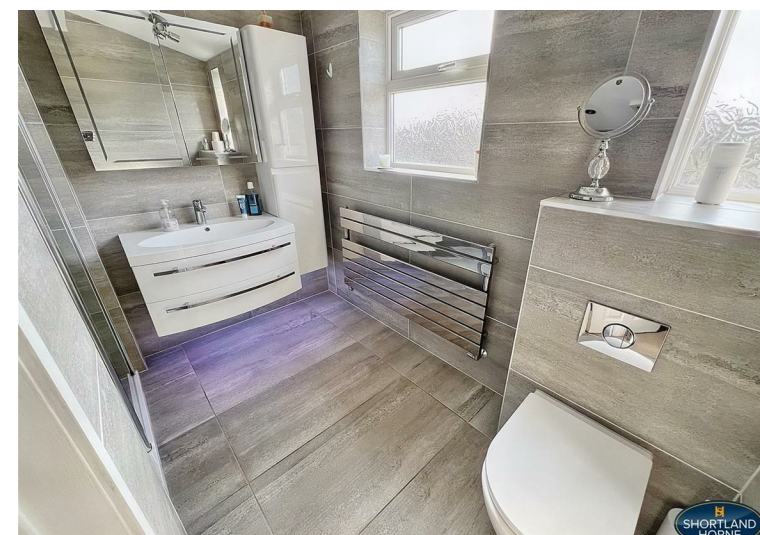
On the first floor you will find a newly fitted bathroom with a walk in shower and two double bedrooms completes this wonderful accommodation.

Location

Agincourt Road is situated just off Black Prince Avenue and south of the Daventry Road. It is located in a most convenient position with easy access to Cheylesmore shopping parade, Coventry Railway Station and the city centre. It is also very well situated for Jaguar Landover at Whitley which is only a 15 minute walk away.

The area is perfectly sited for access to the A46 southbound towards Leamington, Warwick and the M40, as well as the A45 towards Rugby.

There are a number of excellent local bus routes into the City Centre and directly to the University Hospital. The property is also in the catchment area for the well regarded Whitley Academy, Howes Primary School and Manor Park Primary School.



GROUND FLOOR

Entrance Hallway

Lounge

10'2 x 14'10

Kitchen/Diner

12'0 x 19'8

FIRST FLOOR

Bedroom One

10'1 x 14'5

Bedroom Two

10'11 x 11'8

Shower Room

8'4 x 7'7