

Floor Plan



Total area: approx. 123.3 sq. metres (1327.6 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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
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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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Atherston Place
CV4 7BY



£315,000 Guide Price | Bedrooms 3 Bathrooms 2

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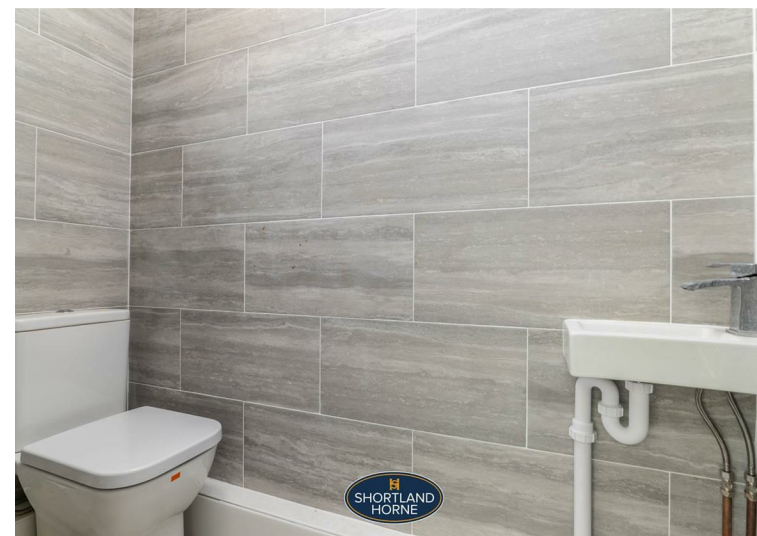
A deceptively spacious end of terrace property situated within a sought after development of Cannon Park. Served with an abundance of local amenities including close proximity to the Cannon Park shopping centre & Warwick University - an internal inspection is highly recommended to appreciate the accommodation and potential this family dwelling has to offer.

In brief, accommodation comprising enclosed porch, airy entrance hallway, impressive 17 ft long living room with doors opening out to the rear garden, a separate dining room/bedroom four, a spacious fitted kitchen with storage and a shower room completes the ground floor.

On the first floor there are a further three superb sized bedrooms all benefitting from integrated wardrobes and a family bathroom. Double glazed units & gas central heated via Vaillant combination boiler system.

Externally this property offers delightful fore and rear gardens with gated side/rear entry and a useful garage with a driveway providing parking for several vehicles.

Please note that this property isn't available until September



GROUND FLOOR

Entrance Porch	
Hallway	
Living Room	17'4 x 13'9
Dining Room	10'6 x 9'5
Kitchen	17 x 5'3
Shower Room	

FIRST FLOOR

Bedroom One	10'4 x 13'3
Bedroom Two	10'4 x 13'9
Bedroom Three	6'8 x 10'6
Bathroom	6'8 x 6'1
OUTSIDE	
Garage	18'6 x 11'3
Store	