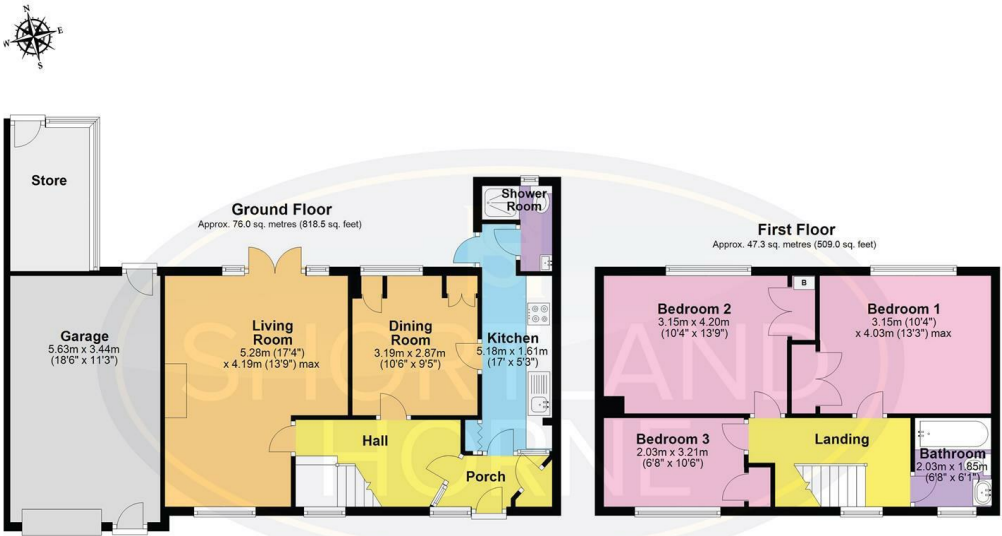


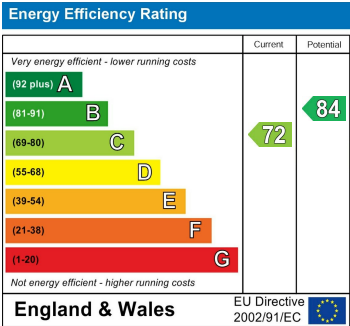
Floor Plan



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



**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

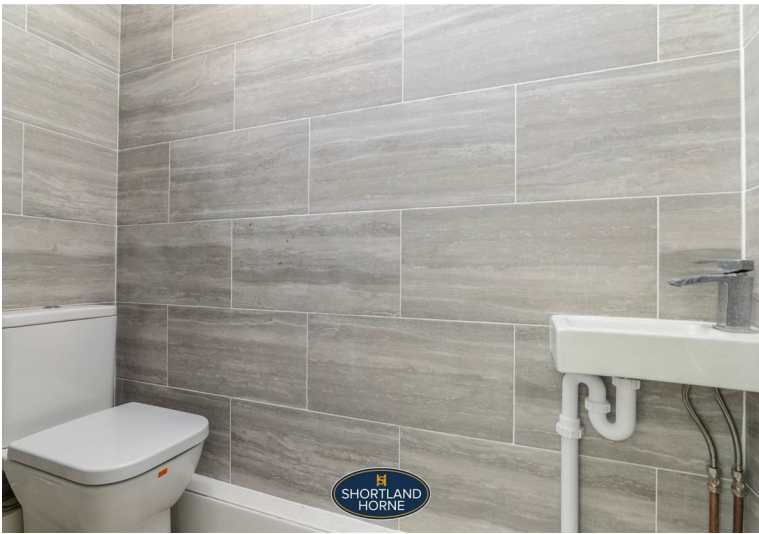
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**Atherston Place**  
**CV4 7BY**





# £295,000 Guide Price | Bedrooms 3 Bathrooms 2

**\*\* NO CHAIN! \*\* IDEAL INVESTMENT OPPORTUNITY! \*\* CLOSE PROXIMITY TO WARWICK UNIVERSITY! \*\***

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.

GROUND FLOOR		FIRST FLOOR	
Entrance Porch		Bedroom One	10'4 x 13'3
Hallway		Bedroom Two	10'4 x 13'9
Living Room	17'4 x 13'9	Bedroom Three	6'8 x 10'6
Dining Room	10'6 x 9'5	Bathroom	6'8 x 6'1
Kitchen	17 x 5'3	OUTSIDE	
Shower Room		Garage	18'6 x 11'3
		Store	