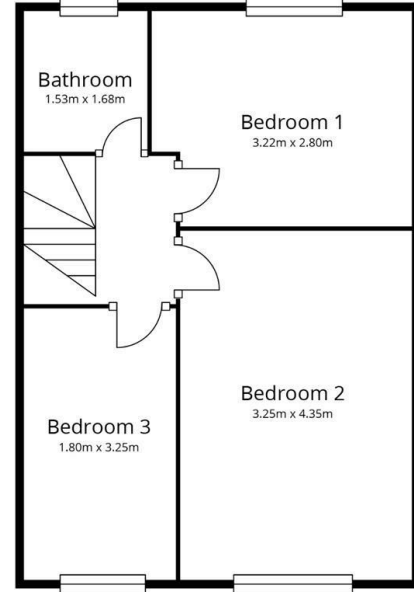
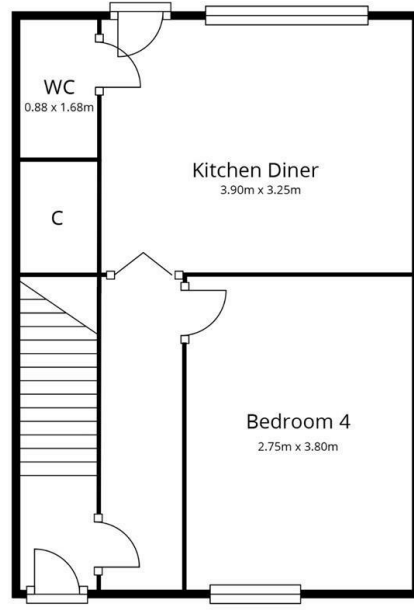


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		68	
(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.



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**Other branches:**  
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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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**Freeburn Causeway**  
**Canley CV4 8FP**



## £260,000 Offers Over | Bedrooms 4 Bathrooms 1

Presenting an exceptional investment opportunity! Situated just a short 10-minute walk from the University of Warwick, this property comprises 3 to 4 bedrooms, an open-plan kitchen diner, 1 full bathroom, and an extra water closet (with ample space to add a shower). The property must be viewed to appreciate the large plot and the potential for further extension (STPC).

The property holds a valid HMO license, with interlinked smoke alarms and FD30 fire doors already in place. Currently rented to four students for £1886/month, with two tenants secured for £1350/month for the 2024-25 academic year. It can be sold with all furniture and appliances included, such as a large fridge freezer, washer dryer, and dishwasher. Another notable feature is the 2-year-old Vaillant combi boiler, backed by a 10-year warranty.

This opportunity is ideal for both new investors seeking immediate rental income and seasoned investors interested in further developing the property.

### GROUND FLOOR

Entrance Hallway

Bedroom Four

9'0" x 12'5"

Kitchen/Diner

12'9" x 10'7"

W/C

2'10" x 5'6"

Bedroom One

10'6" x 9'2"

Bedroom Two

10'7" x 14'3"

Bedroom Three

5'10" x 10'7"

Bathroom

5'0" x 5'6"