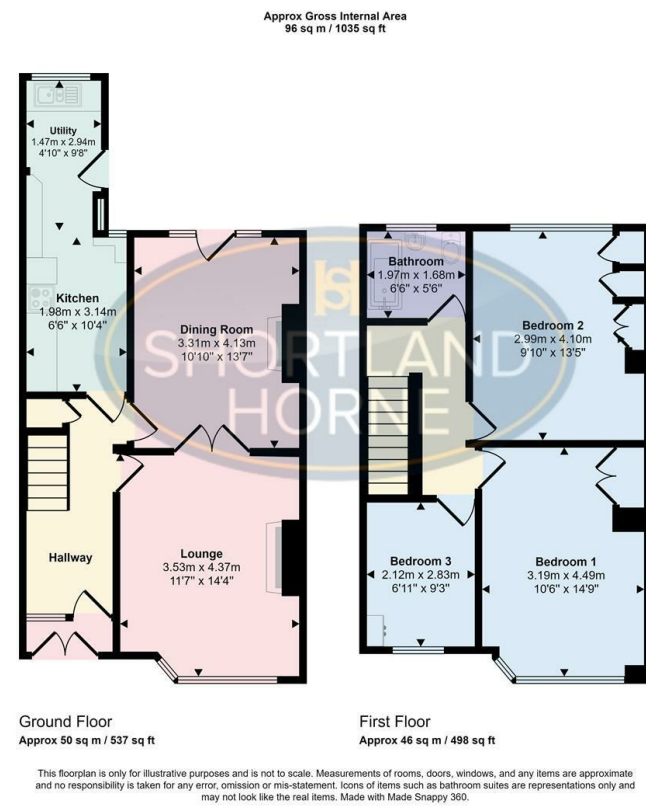


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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

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**Gretna Road**  
**CV3 6DP**





## £220,000 Auction Guide | Bedrooms 3 Bathrooms 1

Required  
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000

Welcome to Gretna Road, Coventry - a charming end terrace house with great potential! This property boasts two

**reception rooms, three bedrooms, and a bathroom, providing ample space for comfortable living.**

Sold via 'Secure Sale'

Located in the sought-after area close to Finham Park catchment, this house offers an amazing opportunity for you to put your personal touch on it. Whether you're looking to create a cosy family home or a stylish modern space, this property is a blank canvas waiting for your creative ideas.

Imagine the possibilities of designing two reception rooms to suit your lifestyle - a cosy living room for relaxing evenings and a bright dining area for entertaining guests. With three bedrooms, there's plenty of room for a growing family or for setting up a home office or hobby room.

Don't miss out on the chance to transform this house into your dream home in a fantastic location. Embrace the potential of this property and make it your own - the opportunities are endless!

**\*\*PLEASE NOTE THIS IS BEING SOLD VIA AUCTION\*\***



### GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	11'7 x 14'4
Dining Room	10'10 x 13'7
Kitchen	6'6 x 10'4
Utility	4'10 x 9'8

### FIRST FLOOR

Bedroom One	10'6 x 14'9
Bedroom Two	9'10 x 13'5
Bedroom Three	6'11 x 9'3
Bathroom	6'6 x 5'6