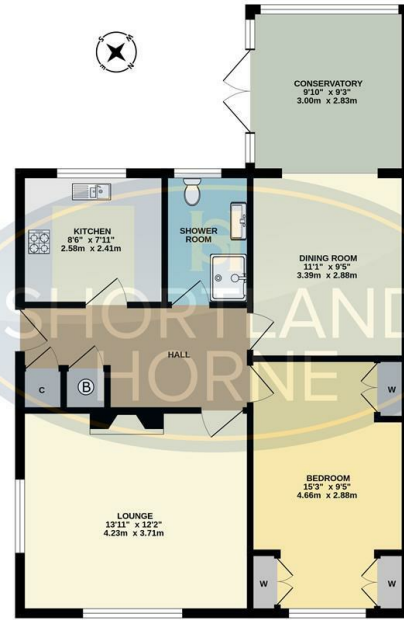


## Floor Plan

GROUND FLOOR  
703 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given for their condition or existence, save as shown.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(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

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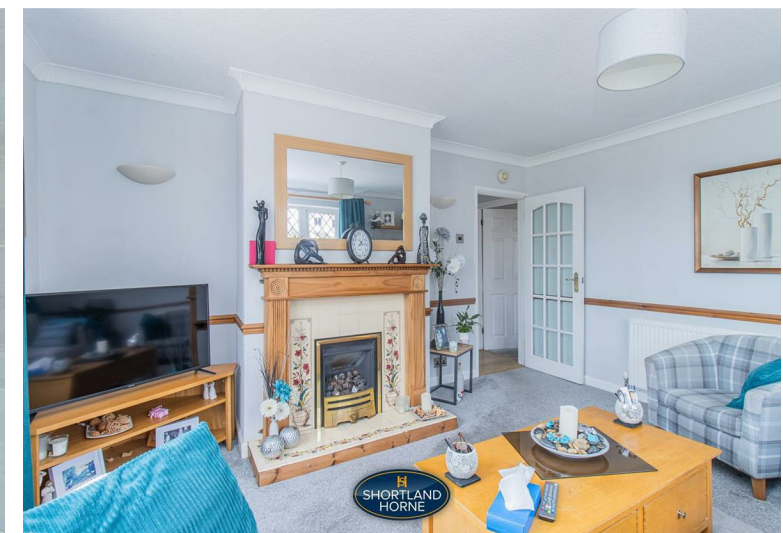


## £270,000 Guide Price | Bedrooms 1 Bathrooms 1

A DELIGHTFUL BUNGALOW POSITIONED ON A GENEROUS PLOT, THAT'S BEEN TASTEFULLY DECORATED AND MUCH LOVED OVER THE YEARS.

This one bedroom semi-detached bungalow is located in the popular area of Allesley Park and is within easy reach of local shops, bus routes and the motorway network. This beautiful bungalow comprises of an entrance hallway with doors leading off to a spacious lounge, modern fitted kitchen with integrated oven and gas hob and space for fridge, freezer and a washing machine, there is a newly fitted shower room, a conservatory. Originally the property was two bedroomed however the current vendors have decided to use one of the bedrooms as a dining room and opened it into the conservatory.

To the side of the property are double gates which leads you on to a well looked after fully enclosed south west garden, with artificial turf and a patio ideal for the entertaining in the summer months. To the front of the property there is a block paved driveway providing parking for several vehicles.



### GROUND FLOOR

Entrance Hallway	
Lounge	13'11 x 12'2
Kitchen	8'6 x 7'11
Shower Room	
Bedroom One	15'3 x 9'5
Bedroom Two/Dining Room	11'1 x 9'5
Conservatory	9'10 x 9'3