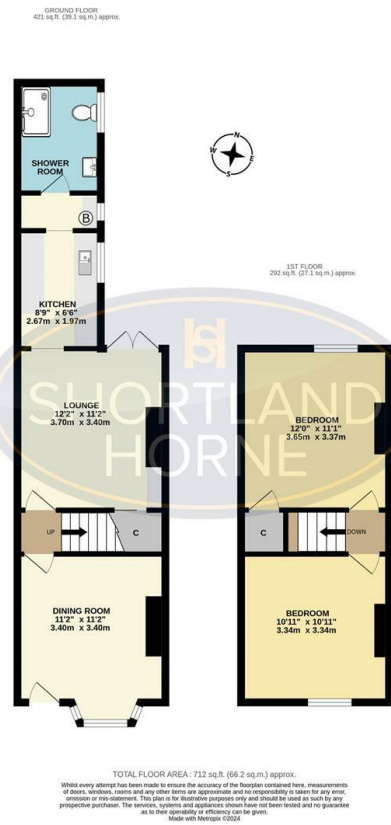


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

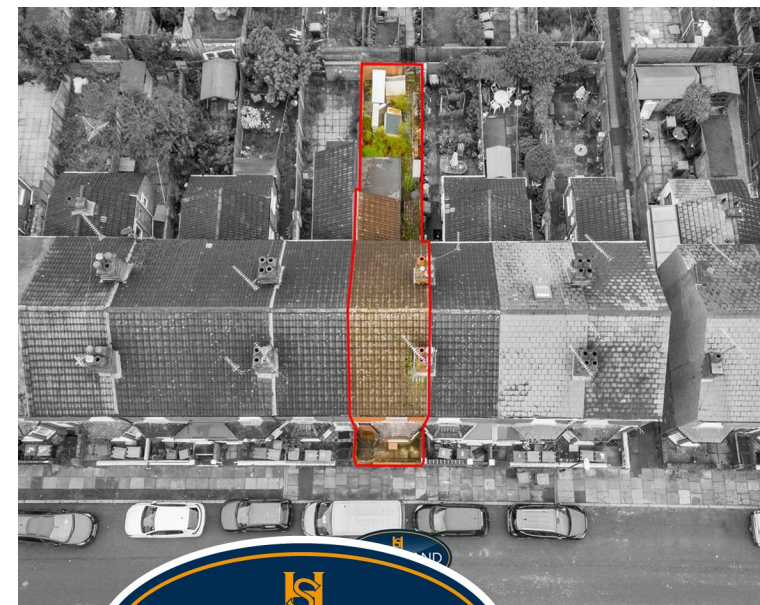
### Appliances

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

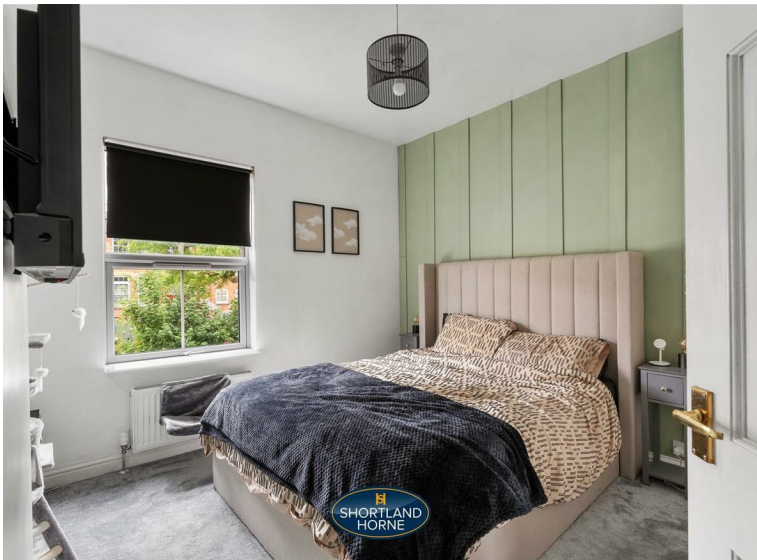
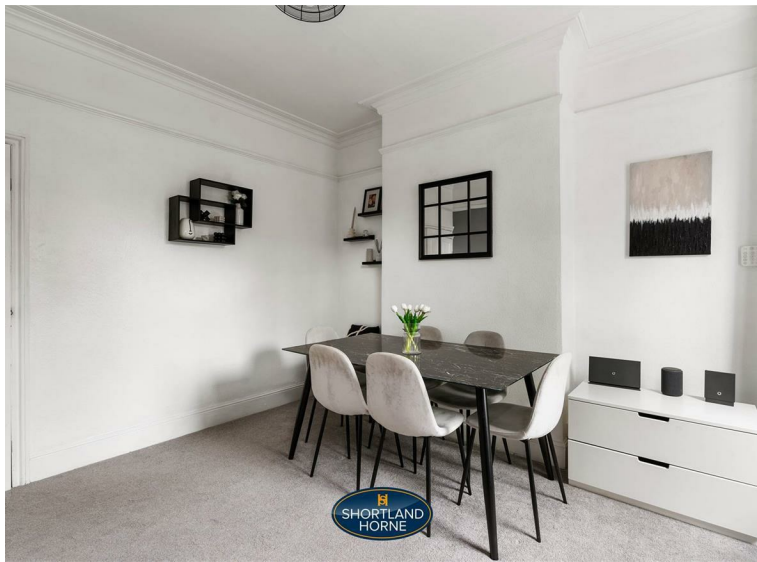
**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Kingston Road**  
**CV5 6LQ**



## £199,995 Price Guide | Bedrooms 2 Bathrooms 1

A traditional terrace home ready to move straight in, which is full of lots of original features and decorated beautifully. The ever so popular Earlsdon high street with all its shops and amenities is within easy walking distance.

This lovely property offers a dining room with a separate Lounge and a fully fitted modern kitchen with a range of fitted appliances including an oven, gas hob, a dishwasher and space for a washing machine. Running off the kitchen is a tastefully decorated downstairs shower room.

On the first floor you will be greeted by two good size double bedrooms.

Outside to the front you will be able to park on the street, there is a small walled fore garden and to the rear is a fully enclosed garden.

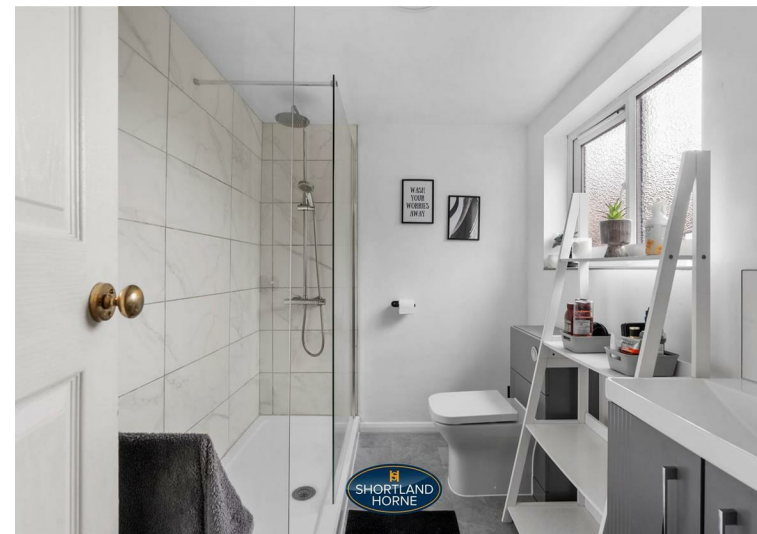
We expect there to be high demand for this fantastic property so please us so we can book you in for a viewing.

### Location:

Located in the popular area of Earlsdon and the City Centre, close local amenities include the Alvis Retail Park and Morrisons Supermarket, just a short stroll away.

Lake View Park is also just a few hundred yards away which is a great facility for families and dog lovers! The area is served by excellent local schools with many within walking distance.

For commuters there is nearby access onto the A45 Coventry to Birmingham Trunk Road and Birmingham Airport is just 15-20 minutes drive away.



### GROUND FLOOR

Dining Room	11'2 x 11'2
Lounge	12'2 x 11'2
Kitchen	8'9 x 6'6

### FIRST FLOOR

Shower Room	
Bedroom	12'0 x 11'1
Bedroom	10'11 x 10'11