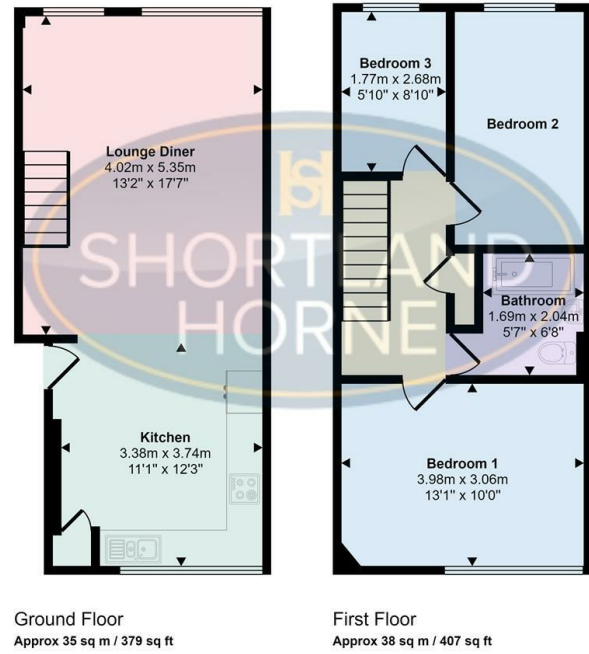


Floor Plan

Approx Gross Internal Area
73 sq m / 785 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(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.

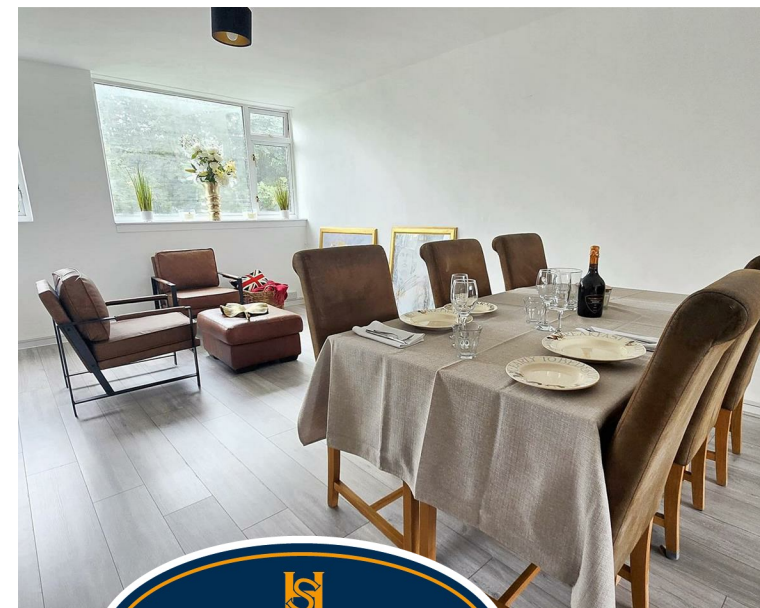
Appliances

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

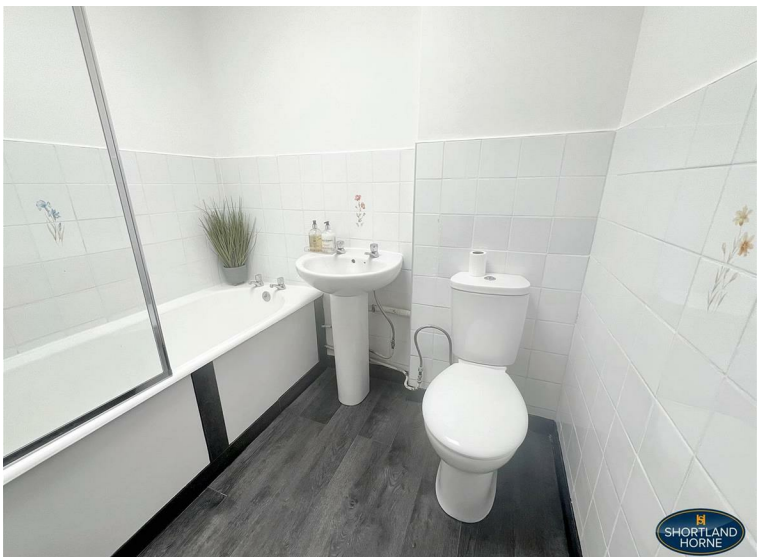
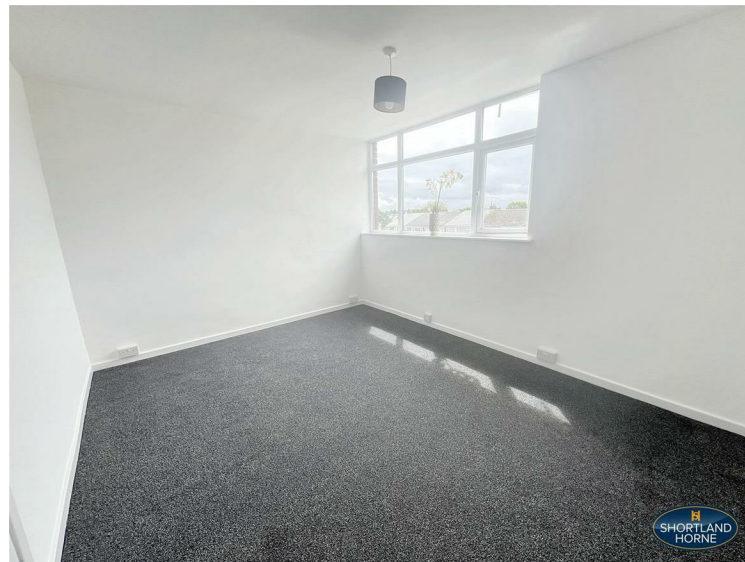
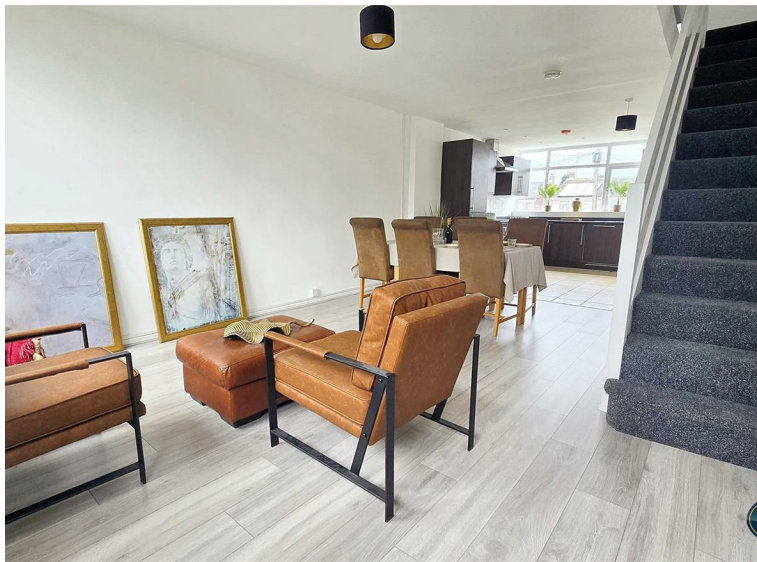
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Branstree Drive
CV6 6GB



£159,000 Guide Price | Bedrooms 3 Bathrooms 1

****130 YEAR LEASE**NO ONWARD CHAIN**THREE BEDROOMS**NEW ROOF**NEWLY FITTED CARPETS**QUALITY WOOD FLOORING**DRIVEWAY***
 Shortland Horne are proud to introduce this three bedroom property to the market. The property benefits from double glazing (as specified) The property comprises of a hallway, an open plan lounge kitchen/diner with integrated appliances to include a Fridge, Freezer, Washing machine and a Dishwasher. To the second floor there are three bedrooms and a bathroom. Externally there is a driveway to the front of the property. This property is offered with no onward chain.

GOOD TO KNOW:
 Tenure: Leasehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway/Carport
 EPC Rating: A
 Total Area: Approx. 785.00 Sq. Ft
 Yearly Ground Rent - £275.00
 Lease remaining - Approx 130 Years remaining

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

FIRST FLOOR	
Kitchen	11'1 x 12'3
Lounge/Diner	13'2 x 17'7
FIRST FLOOR	
Bedroom One	13'1 x 10'0
Bedroom Two	
Bedroom Three	5'10 x 8'10
Bathroom	5'7 x 6'8