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Charter Avenue
CV4 8GE


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Located on Charter Avenue in Coventry, is this impressive mid-terrace house. Perfect for anyone looking for a spacious property with great potential within easy access to Warwick University and Coventry City Centre. Boasting 8 bedrooms spread over three floors, this extended student property is a gem waiting to be discovered.

With a generous 1,300 sq ft of space, this property is perfect for those seeking a lucrative investment opportunity. The house is strategically situated for easy access to Warwick University and Coventry City Centre, making it an ideal location for students or professionals alike.

The property has a history of generating approximately £36,000 per annum, showcasing its potential as a profitable venture. Currently vacant and ready for a new owner, this house comes with the added benefit of currently holding a HMO license (Non Transferable)

Upon entering the property, you are greeted with a welcoming ground floor featuring a double bedroom, communal lounge, and a fitted kitchen. The first floor houses two double bedrooms and two single bedrooms, a communal bathroom, and a separate shower room, while the third floor offers a double bedroom with an en-suite, two additional double bedrooms, and a separate W/C.

Externally, the property offers ample parking space for multiple vehicles at the front and on-street parking. The well-maintained, larger-than-average private garden at the rear is a rare find and adds to the charm of this property.

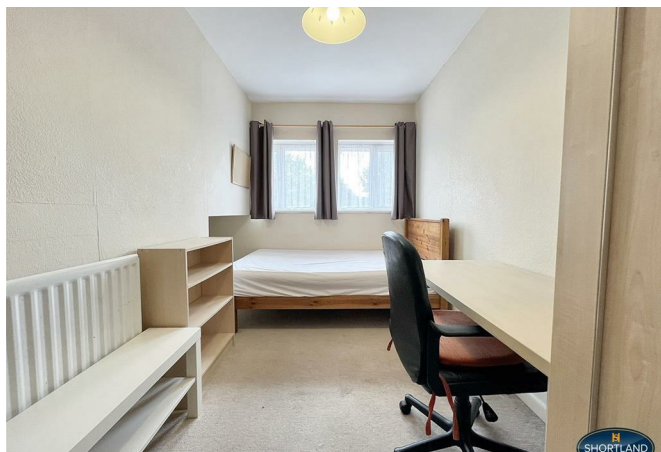
This property is a fantastic opportunity for those looking to invest in a prime location with the potential for further extension. A viewing is highly recommended to truly grasp the full scope of this property.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Lounge/Dining Area
3.22m x 4.76m

Kitchen
2.75m x 4.35m

Bedroom Three
3.61m x 2.57m

FIRST FLOOR

Bedroom Two
2.80m x 3.30m

Bedroom Four
2.11m x 3.94m

Bedroom Five
2.04m x 3.92m

Bedroom Eight
2.40m x 2.69m

Shower Room
2.14m x 2.35m

Shower Room (Two)
0.73m x 1.81m

SECOND FLOOR

Bedroom One
1.94m x 3.38m

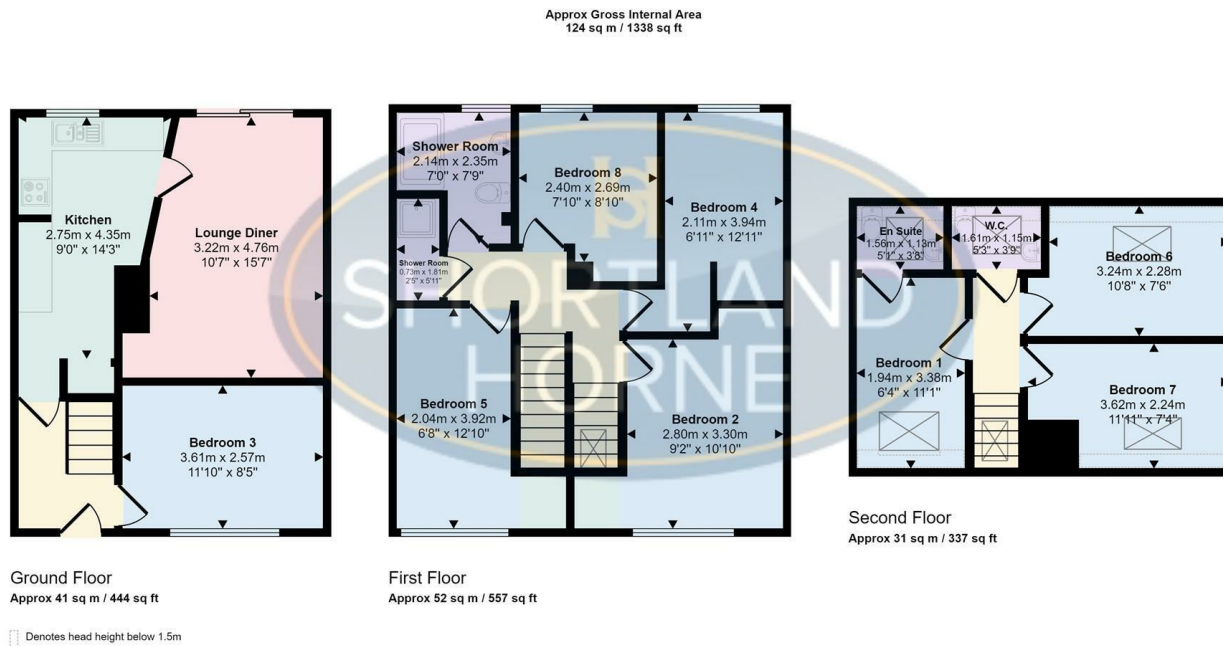
En-Suite
1.56m x 1.13m

Bedroom Six
3.24m x 2.28m

Bedroom Seven
3.62m x 2.24m

W/C
1.61m x 1.15m

Floor Plan



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.

Total area: 1338.00 sq ft

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

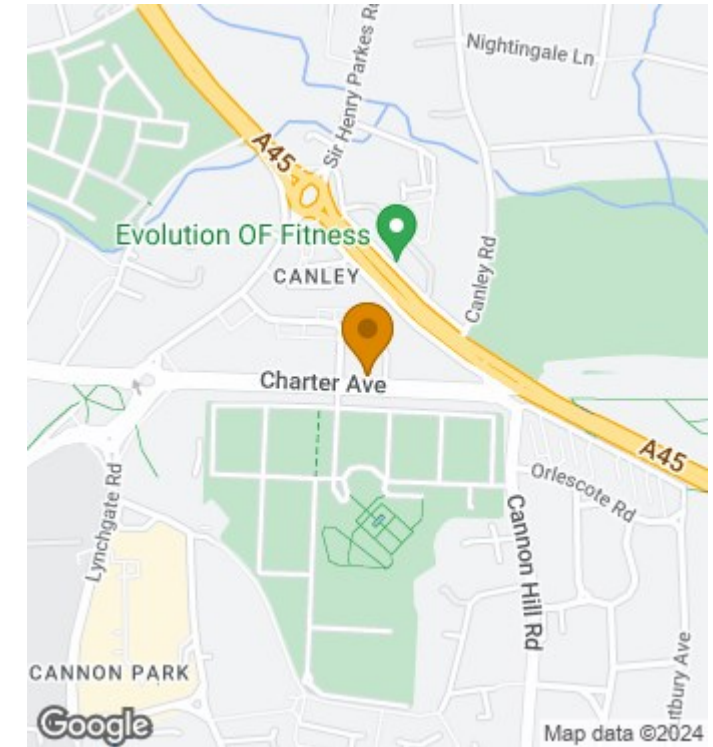
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

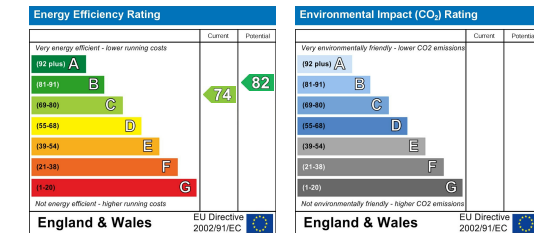
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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