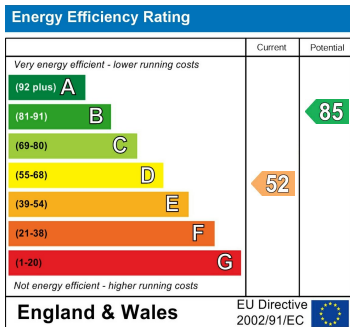


Floor Plan



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at any time.
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EPC



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.

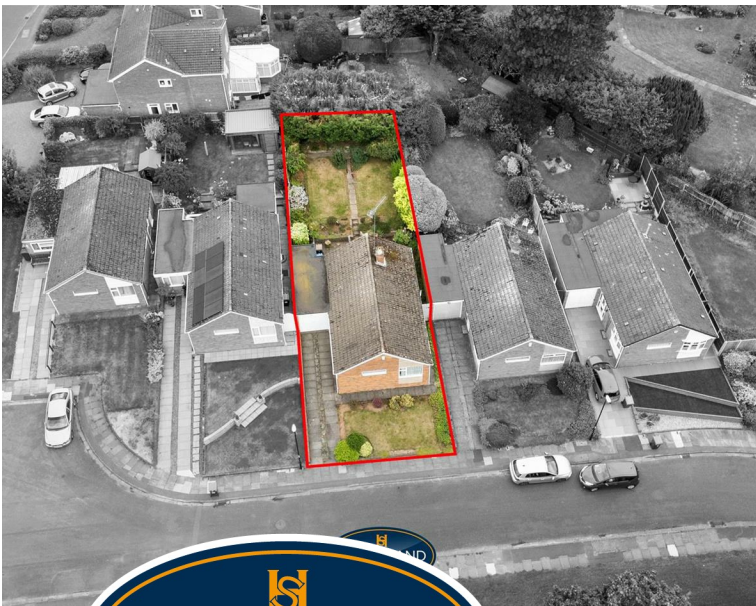
Appliances

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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Ilmington Close
Styvechale Grange CV3 6NP



£290,000 Offers Over 2 Bedrooms 1 Bathrooms

SPACIOUS BUNGALOW SET IN THE HEART OF STYVECHALE GRANGE ON A VERY GENEROUS PLOT WITHIN FINHAM SCHOOL CATCHMENT AREA.

A wonderful opportunity to purchase this wonderful two bedroom bungalow situated in the highly desirable area of Lonscale Drive, Styvechale Grange.

The bungalow has been much loved over the years and offers a storm porch, an entrance hallway, two spacious double bedrooms with one featuring built in wardrobes, a fitted kitchen, there is also a spacious lounge with a feature fireplace and a window overlooking the back garden, there is also a family bathroom with a toilet that is separate.

Outside to the front is a paved driveway providing parking for several vehicles and the rear garden is a good size, fully enclosed and mainly laid to lawn with mature shrubs and trees. There is also the added benefit of a single garage with an up and over door. This home really must be viewed to appreciate what it has to offer.



| GROUND FLOOR | | | Bathroom | |
|--------------|----------------|--|----------|--------------|
| Porch | | | W/C | |
| Hallway | | | OUTSIDE | |
| Lounge | 16'11" x 11'3" | | Garage | 22'4" x 9'0" |
| Kitchen | 11'10" x 8'7" | | | |
| Bedroom | 11'10" x 11'5" | | | |
| Bedroom | 8'7" x 8'5" | | | |