

## Floor Plan



Floor 0



Floor 1

Approximate total area\*  
681.46 sq ft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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**  
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**visit:** shortland-horne.co.uk

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# Moat House Lane

CV4 8EF





## £280,000 Guide Price | Bedrooms 3 Bathrooms 1

**\*NO UPWARD CHAIN\*** A WELL PRESENTED THREE BEDROOM PROPERTY WHICH IS SITUATED ON ONE OF COVENTRY'S PRIME ROADS CLOSE TO WARWICK UNIVERSITY AND LINKS TO BIRMINGHAM.

This property must be viewed to appreciate the plot and the scope it has to offer for further extension. (STPC)

Briefly the property comprises of an entrance hallway with a door leading to a lovely lounge and a feature gas fire place. There is a door that leads you through to the kitchen with fitted appliances and space for a washing machine and access to a W/C.

To the first floor you will find a family bathroom, two double bedrooms and a further single bedroom. Surrounding the property is a low maintenance garden to the front and a fully enclosed rear garden.



### GROUND FLOOR

Hallway	
Living Room	12'7 x 12'6
Kitchen	10'7 x 12'8

### FIRST FLOOR

Bedroom One	14'4 x 8'5
Bedroom Two	10'6 x 6'0

### Bedroom Three

8'11 x 10'6

### Bathroom

5'6 x 5'1