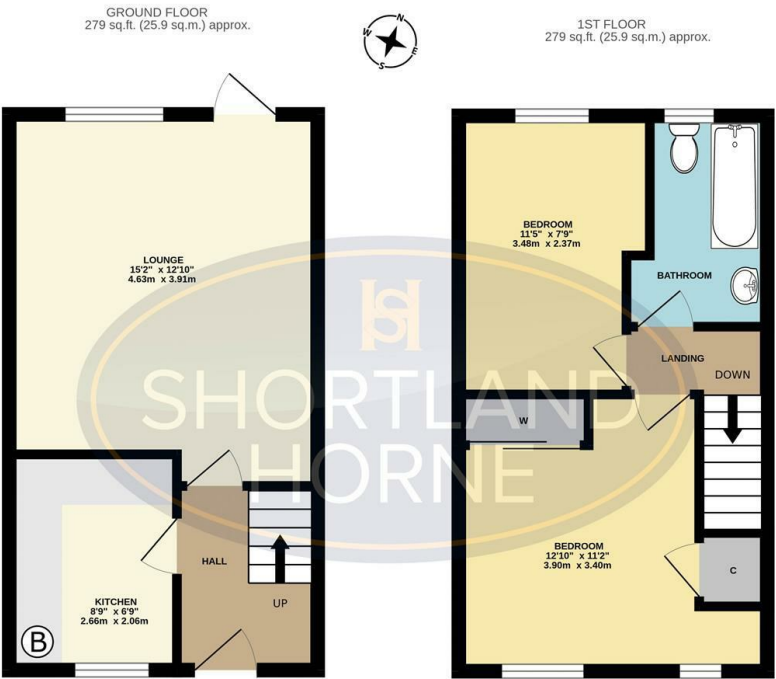
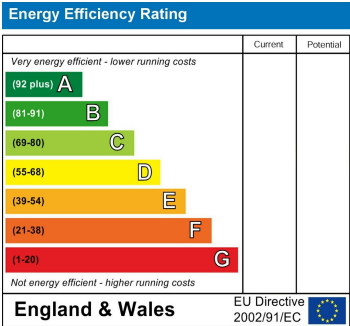


Floor Plan



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.

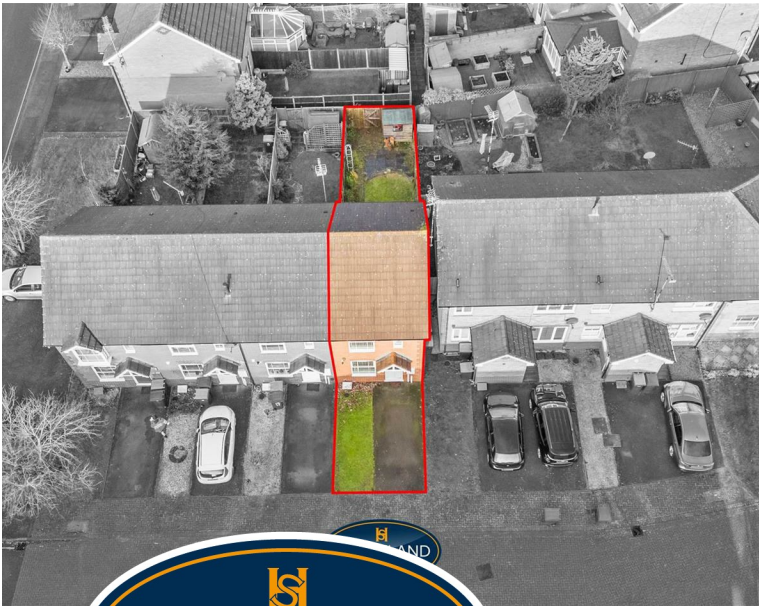
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

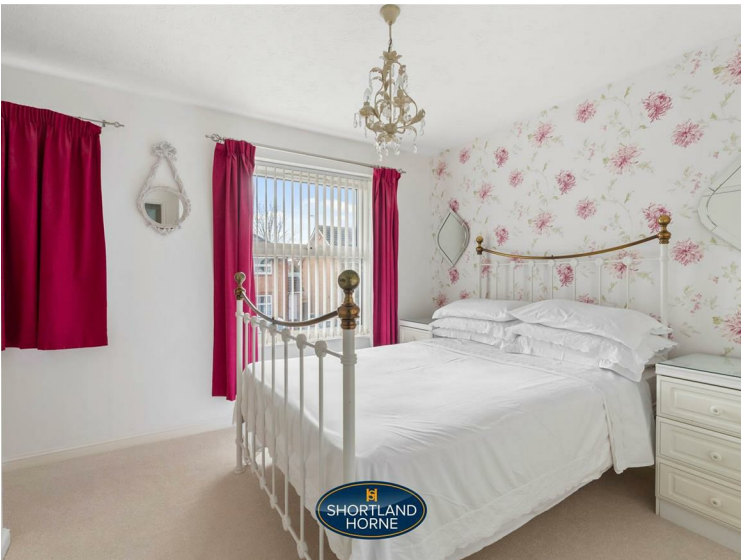
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Hawksworth Drive
CV1 4PX



£195,000 | Bedrooms 2 Bathrooms 1

Nestled in the desirable area of Hawksworth Drive, Coventry, this charming end-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Built in 1994, this well-maintained property spans approximately 558 square feet and boasts a modern and inviting atmosphere throughout.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge/diner, perfect for relaxing or entertaining guests. The fully kitchen is thoughtfully designed, providing a functional space for culinary pursuits. The ground floor layout is both practical and appealing, making it an ideal setting for everyday living.

The first floor features two generously sized double bedrooms, offering ample space for rest and relaxation. A well-appointed bathroom completes this level, ensuring convenience for all residents.

Externally, the property benefits from off-road parking for one vehicle, a valuable asset in this bustling area. The enclosed rear garden provides a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated just a short distance from Coventry City Centre, this home is ideally located near a variety of local amenities, including shops, schools, and bus stops, making it easy to access everything you need. With full central heating and double glazing, this property is not only comfortable but also energy-efficient.

In summary, this delightful end-terrace house on Hawksworth Drive offers a perfect blend of modern living and convenience, making it a must-see for anyone looking to settle in Coventry.



GROUND FLOOR

Entrance Hallway

Kitchen 8'9 x 6'9

Lounge 15'2 x 12'10

FIRST FLOOR

Bedroom One 12'10 x 11'2

Bedroom Two 11'5 x 7'9

Bathroom