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Property Experts



Exeter Close  
Ernesford Grange CV3 2PX



# Exeter Close

## CV3 2PX

\* REALISTICALLY PRICED 2 BEDROOM DETACHED BUNGAOLW \* PLEASANT CUL DE SAC SETTING \* EXCELLENT POTENTIAL \* NO UPWARD CHAIN \* DIRECT ACCESS VIA SERVICE ROAD TO BRICK GARAGE WITH ADDITIOINAL CAR PARKING SPACE \* VIEWING RECOMMENDED

Nestled in a tranquil cul-de-sac setting in the desirable area of Ernesford Grange, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property offers excellent potential by way of redecorating and carpeting which is realistically priced and to be sold with no upward chain.

The bungalow has gas central heating ( requiring servicing ) and double glazed windows boasting a spacious lounge / dining room, providing an inviting space for relaxation and entertaining which seamlessly flows into a well-fitted kitchen, ideal for those who enjoy cooking and socialising with hob, double oven.

Both 2 bedrooms are generously sized and come equipped with built-in wardrobes, ensuring ample storage space while maintaining a tidy appearance. The bungalow is designed for easy living, making it suitable for a variety of buyers seeking a peaceful retreat.

Access to the property is straightforward, with a service road to the rear of the bungalow leading to a brick built garage with additional car parking providing easy access to the home. The location offers excellent transport links and local amenities, making it an ideal choice for those looking to enjoy the benefits of suburban living while remaining close to the vibrant city of Coventry.

This delightful bungalow presents a wonderful opportunity for anyone seeking a comfortable and low-maintenance home in a pleasant neighbourhood. Don't miss the chance to make this lovely property your own.

selling quality  
property since 1995















## Dimensions

L SHAPED  
ENTRANCE HALL

NO UPWARD CHAIN

SPACIOUS LOUNGE/  
DINING ROOM

5.90 x 4.66

FITTED KITCHEN  
WITH SPLIT LEVEL  
HOB & DOUBLE  
OVEN

3.72 x 2.94

BEDROOM ONE

4.21 x 3.35

BEDROOM TWO

3.41 x 3.23

FULLY TILED  
SHOWER ROOM

EXCELLENT ACCESS  
VIA SERVICE ROAD  
TO BRICK GARAGE

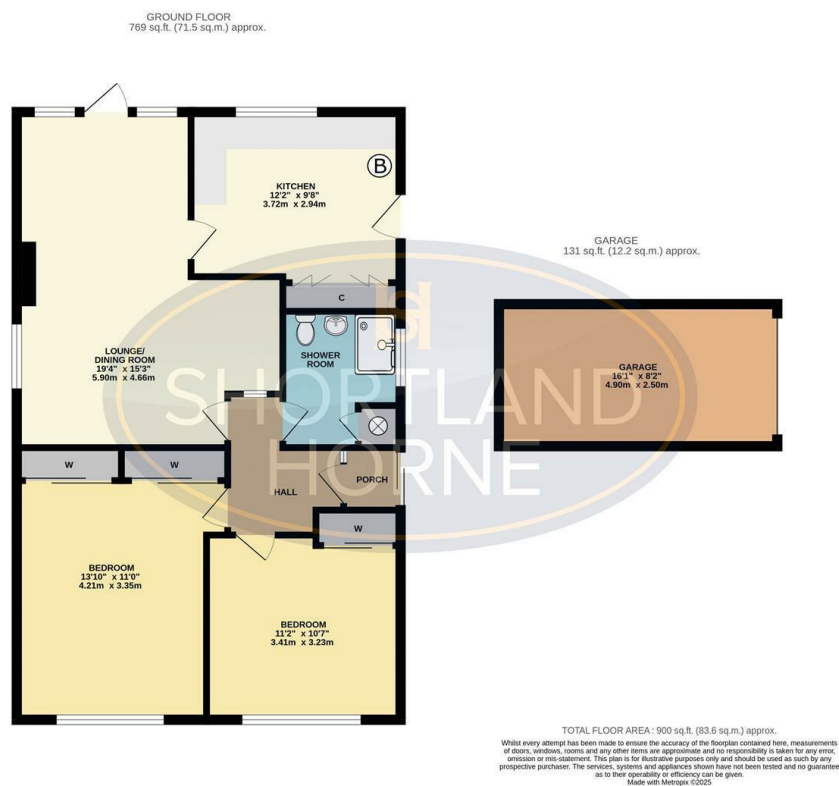
4.90 x 2.50

FRONT & ENCLOSED  
REAR GARDEN

REALISTICALLY  
PRICED FOR EARLY  
SALE

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



Total area: 900.00 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.

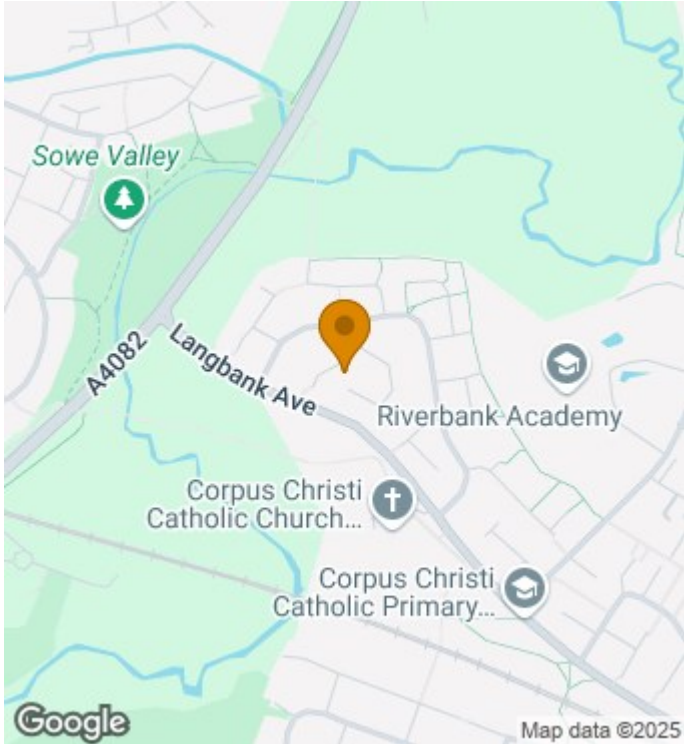
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

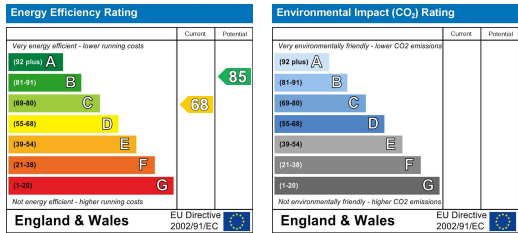
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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