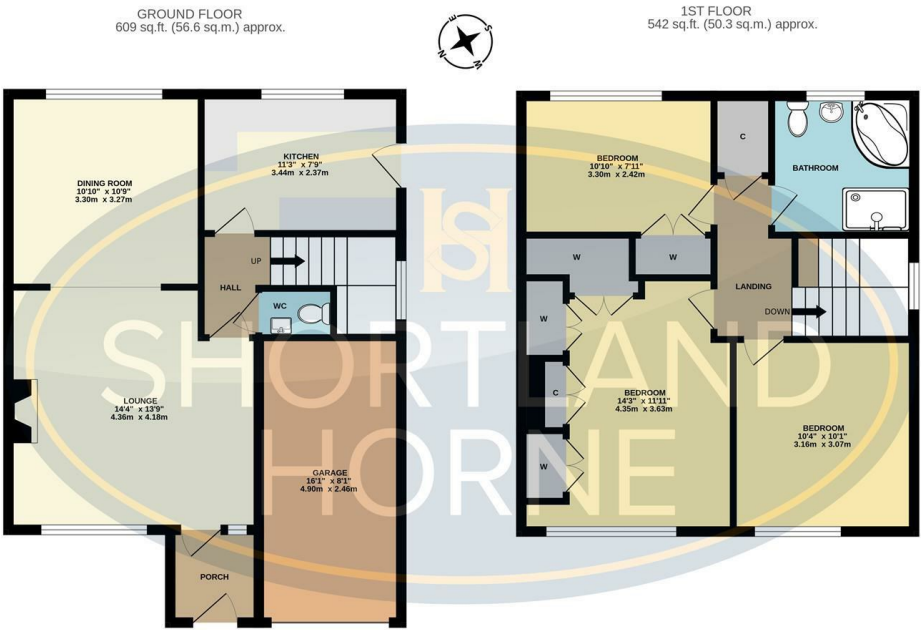
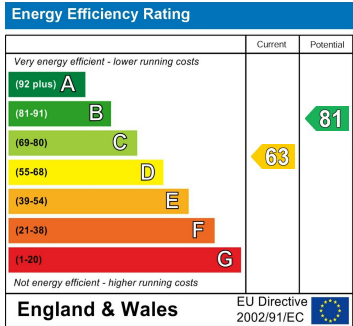


Floor Plan



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

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Ettington Road
CV5 7LE



£325,000 Offers Over | Bedrooms 3 Bathrooms 2

* WELL PRESENTED FAMILY HOME * 2 RECEPTION ROOMS * 3 BEDROOMS AND A DOWNSTAIRS W/C *DRIVE FOR TWO CARS * WELL MAINTAINED REAR GARDEN * NO CHAIN * VIEWING HIGHLY RECOMMENDED *

The ground floor offers a storm porch, an entrance hallway with doors leading off to a 14ft Lounge with a feature gas fire place, a dining room under an archway with windows looking out to the garden, a modern fitted kitchen with an oven, gas hob, a dishwasher and space for a washing machine. There is also a very useful W/C.

On the first floor you will find a family bathroom with a bath and a separate walk in shower and three bedrooms, two in which a doubles with one benefitting from built in wardrobes and a single bedroom completes the first floor.

The property enjoys a block paved driveway, a lawn and access to a garage.

located in Mount Nod within walking distance of local primary schools, amenities and providing easy access for the A45 and motorway network.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Drive for multiple vehicles.
EPC Rating: D
Council Tax Band: D
Total Area: Approx: 11510 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Entrance Hallway		Bedroom One	14'3 x 11'11
Lounge	14'4 x 13'9	Bedroom Two	10'4 x 10'1
Dining Room	10'10 x 10'9	Bedroom Three	10'10 x 7'11
Kitchen	11'3 x 7'9	Bathroom	
W/C			
Garage	16'1 x 8'1		