

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
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

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

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Warwick Street
Earlsdon CV5 6ET



£195,000 Offers Over | **Bedrooms 3
Bathrooms 1**

*****ATTENTION INVESTORS & FIRST TIME BUYERS***** A well presented mid-terrace family home within walking distance of Earlsdon high street, Coventry University & Warwick University which also has the added benefit of off road Parking. Briefly this property comprises of the front door leading through to the lounge with a further reception room, modern fitted kitchen with space for washing machine, fridge freezer and integrated oven with gas hob and a downstairs bathroom. The first floor offers three generously sized bedrooms. There are front and rear low maintenance gardens with the rear being fully enclosed part laid to crazy paved terracing and part to concrete parking space enclosed by double gates and approached from the adjoining public car park.



Reception Room One	12'0 x 11'2	Bedroom Three	15'5 x 6'6
Reception Room Two	11'2 x 11'11	Front Garden	
Kitchen	9'3 x 6'6	Rear Garden	
Bathroom			
FIRST FLOOR			
Bedroom One	12 x 11'2		
Bedroom Two	8'2 x 11'11		