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Lymington Drive  
Longford CV6 6TA

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\* 2 BEDROOM MIDDLE MEWS HOUSE \* OFFERING  
EXCELLENT POTENTIAL \* NO UPWARD CHAIN \*  
ALLOCATED CAR PARKING SPACE

Nestled in the charming Hawkesbury Village, this centre mews house along Lymington Drive offers a perfect blend of modern living and community spirit. This property boasts two bedrooms both with built-in wardrobe cupboards, providing ample storage space for your belongings.

The layout of the home is both practical and inviting, making it an ideal choice for first time buyers or buy to let investors which benefits from an allocated car parking space close to the property ensuring convenience for residents and visitors alike.

One of the standout features of this home is the absence of any upward chain, allowing for a smooth and straightforward purchasing process. The property has gas central heating and double glazed windows however excellent opportunity to refurbish and redecorate to your own specific requirements.

With its appealing location in Longford, Coventry, this property is well-positioned to take advantage of local amenities and transport links, making it a desirable choice for those seeking a vibrant community atmosphere.

selling quality  
property since 1995









## Dimensions

ENTRANCE HALL

LOUNGE/ DINING  
ROOM

5.10 x 3.60

KITCHEN WITH  
SPLIT LEVEL HOB,  
OVEN & FRIDGE  
FREEZE

2.38 x 2.38

LANDING

BEDROOM ONE

3.56 x 3.00

BEDROOM TWO

3.33 x 2.07

BATHROOM WITH  
SHOWER

ALLOCATED CAR  
PARKING SPACE

FRONT & FULLY  
FENCED REAR  
GARDEN

NO UPWARD CHAIN

Floor Plan



Total area: 568.00 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.

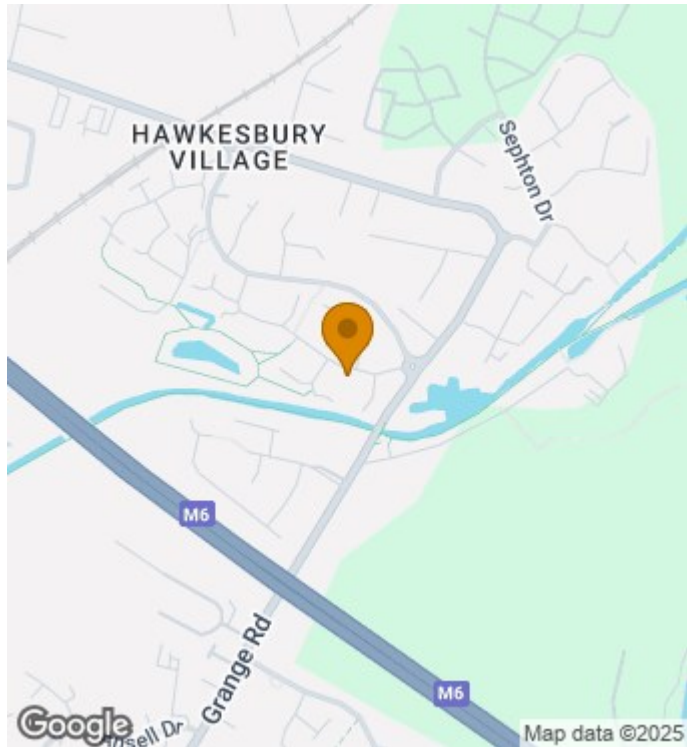
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

