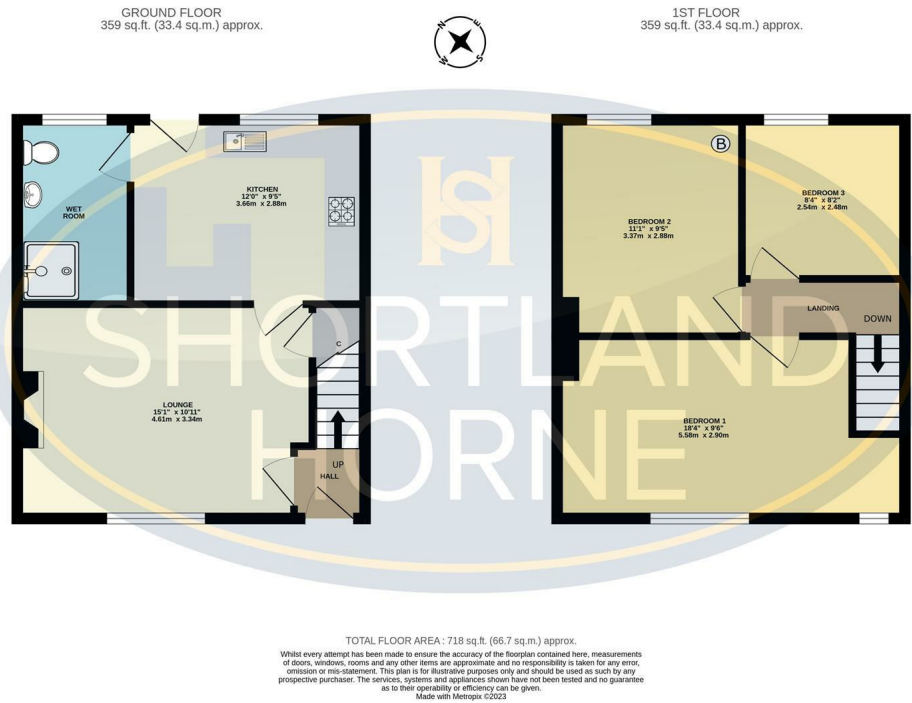
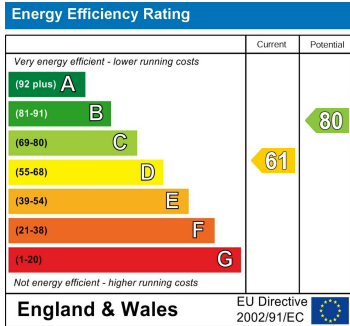


Floor Plan



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.



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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Craigends Avenue
Binley CV3 2EH



£140,000 Offers Around

Bedrooms 3
Bathrooms 1

* THREE BEDROOM TERRACE * IDEAL FOR DIY FIRST TIME BUYER OR FAMILY ACCOMMODATION * GAS CH & DOUBLE GLAZED * IN NEED OF REDECORATION & MODERNISATION * LOUNGE * KITCHEN * SPACIOUS WET ROOM * EXCELLENT ACCESS VIA SERVICE ROAD TO CAR PARKING SPACE * NO UPWARD CHAIN

Situated along a pleasant pedestrian walkway, here is a 3 Bedroom terrace house requiring modernisation and redecoration and ideal for the keen DIY first time buyer or family. The property has gas central heating (although we cannot confirm whether this is in working order) and double glazing represented well planned three bedroom accommodation to be sold with no upward chain.

The family house incorporates Vestibule Hall, Lounge, Kitchen with limed oak effect fronted units with hob and oven, spacious Wet room. To the first floor Landing and three well proportioned bedrooms.

The property enjoys excellent access via Coombe Avenue service road to the rear of the property to a car parking space and room for a garage subject to planning permission.

The property is traffic free to the front within a few walking paces of the local playing field for children and dog walks.



VESTIBULE HALL		BEDROOM THREE	8'3" x 8'1"
LOUNGE	15'1" x 10'11"	FRONT & REAR GARDENS	
KITCHEN	12'0" x 9'5"	REAR CAR ACCESS VIA SERVICE ROAD	
SPACIOUS WET ROOM		NO CHAIN	
LANDING			
BEDROOM ONE	18'3" x 9'6"		
BEDROOM TWO	11'0" x 9'5"		