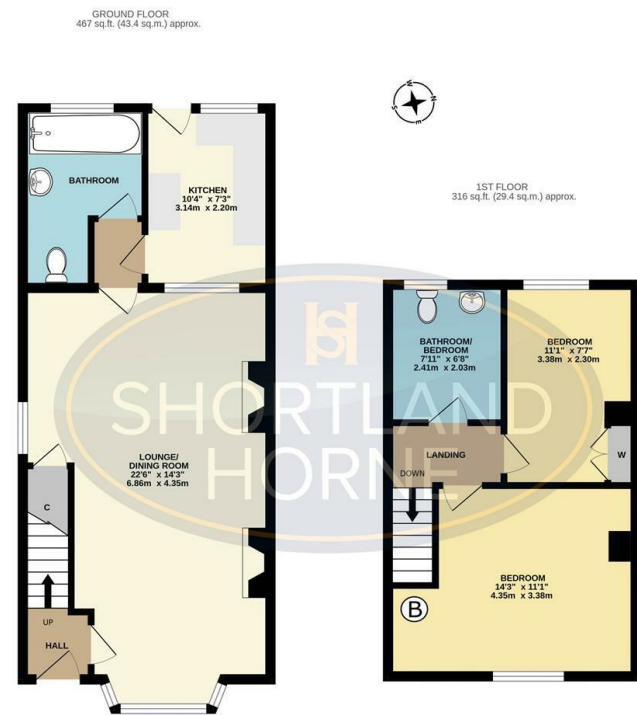


## Floor Plan



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, systems and appliances shown here are based on the information provided to us by the seller. It is not intended to be used as a contract. Made with Metronix 02021 11 0000

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		63	
(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 Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
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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**Geoffrey Close**  
**Wyken CV2 3GE**



# £175,000 Offers Over | Bedrooms 2 Bathrooms 1

Shortland Horne are pleased to offer for sale this two / three bedroom traditionally built end terrace in Geoffrey Close, Wyken, Coventry. Whilst in need of some improvement, the house offers great potential and would be an ideal first time buy or investment opportunity.

To the ground floor there is a spacious lounge dining room and full width extension to the rear which is currently split into a kitchen and a bathroom. Please see the floorplan.

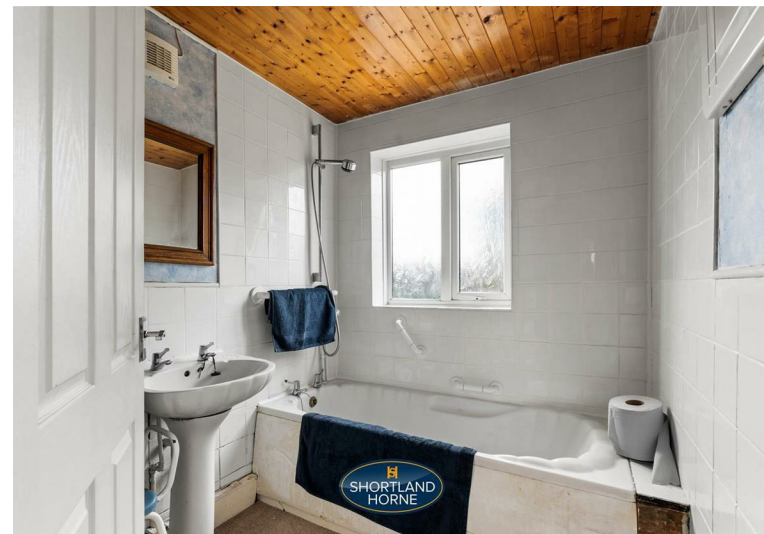
Upstairs there are three rooms, two which are used as bedrooms and one which is part way being converted into a bathroom.

To the front of the property is a small fore garden and to the rear is a good sized back garden mainly laid to lawn with hedge and timber fence surround.

Geoffrey Close is conveniently located just off Alfall Road, Wyken and close to UHCW and essential amenities and services.

### GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking
- Garden Direction: West
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 783 sq.ft



GROUND FLOOR		Bedroom 1	14'3" x 11'1"
Hall		Bedroom 2	11'1" x 7'6"
Lounge / Dining Room	22'6" x 14'3"	Bathroom / Bedroom 3	7'10" x 6'7"
Bathroom		OUTSIDE	
Kitchen	10'3" x 7'2"	Front Garden	
FIRST FLOOR		Back Garden	
Landing			