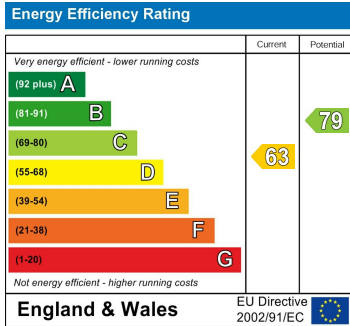


Floor Plan



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 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

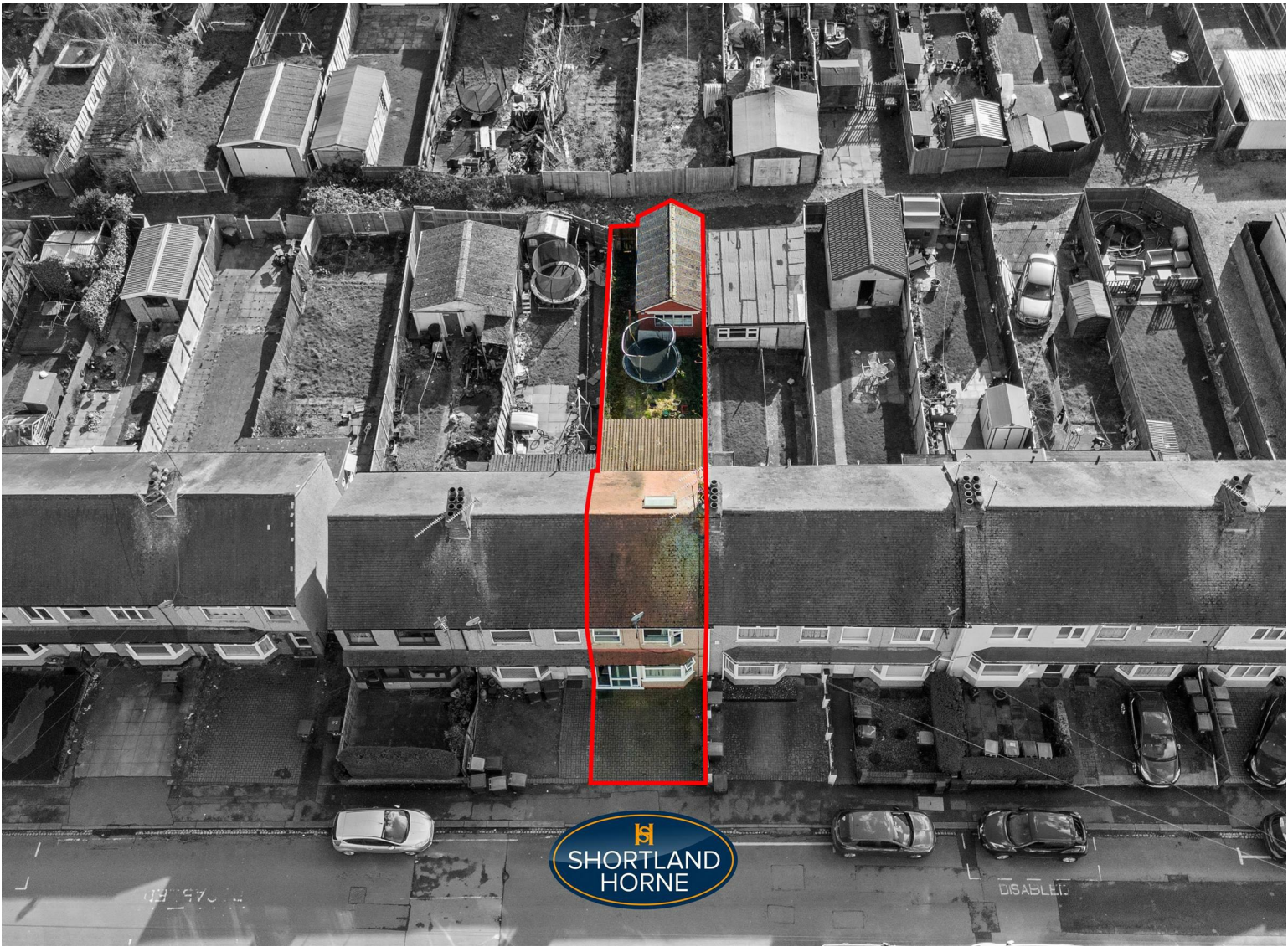
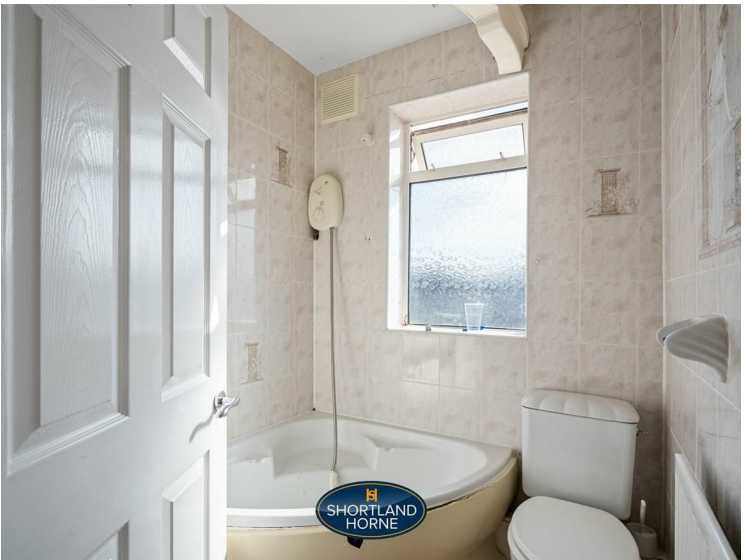
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Gospel Oak Road
CV6 4GR



£180,000

Bedrooms 3
Bathrooms 2

This extended property is an excellent renovation project, perfect for anyone looking to add value and transform a home to their own taste. With solid bones, a spacious layout, and no onward chain, this is a fantastic opportunity for investors or buyers seeking a property with great potential.

The ground floor features a large open-plan living and dining room, offering plenty of space for entertaining. The extended section of the home houses the kitchen, utility area, and a convenient wet room, adding practicality to the layout.

Upstairs, there are spacious bedrooms, a first-floor bathroom, and an attic room, which could serve as extra storage, a home office, or a hobby space.

Externally, the property benefits from off-road parking, a rear garage, gas central heating, and UPVC double glazing. While it does require extensive refurbishment, this home has excellent potential for the right buyer.

Located in Holbrooks, this home is just a stone's throw from the Ofsted 'Outstanding' President Kennedy School, making it an excellent choice for families. It's also close to local shops, schools, and supermarkets like Tesco and Morrisons. Commuters will appreciate the easy access to the A46 and M6, as well as Coventry and Nuneaton rail stations, offering direct links to London, Birmingham, and Leicester.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway
Council Tax Band: A
EPC Rating: D (63)
Approx. Total Area: 1223 Sq. Ft



GROUND FLOOR				
Porch			Bedroom 1	11'6 x 9'6
Living Room	11'10 x 11'6		Bedroom 2	9'10 x 9'2
Dining Room	15'1 x 9'10		Bedroom 3	7'10 x 6'
Kitchen	13' x 7'4		Shower Room	
Utility Room	13'3 x 7'10		OUTSIDE	
Wet Room			Garage	21'1 x 10'6
FIRST FLOOR			Rear Garden	
			Driveway	