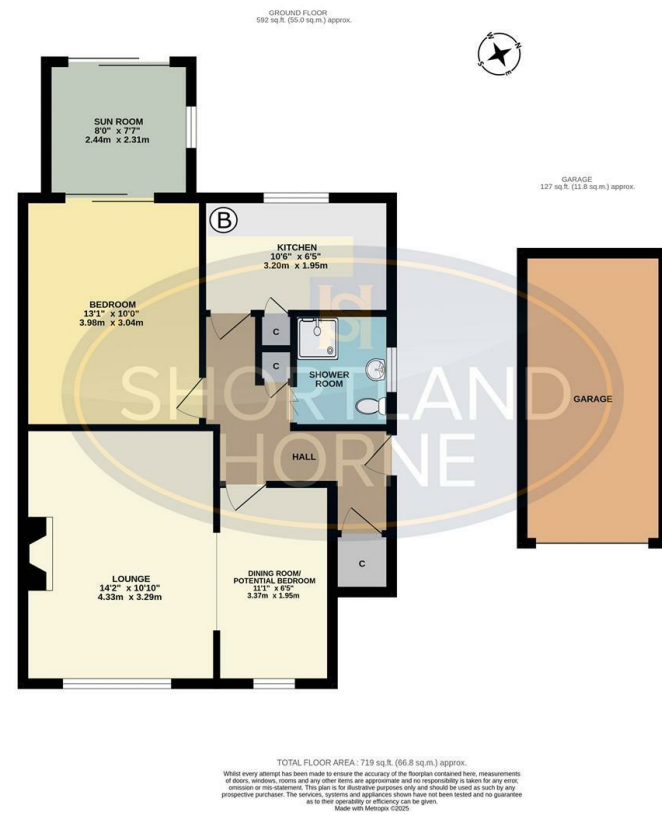


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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

follow us  



follow us  

Sebastian Close
Toll Bar End CV3 4DW



£105,000 Offers Over | Bedrooms 2 Bathrooms 1

CASH BUYERS ONLY

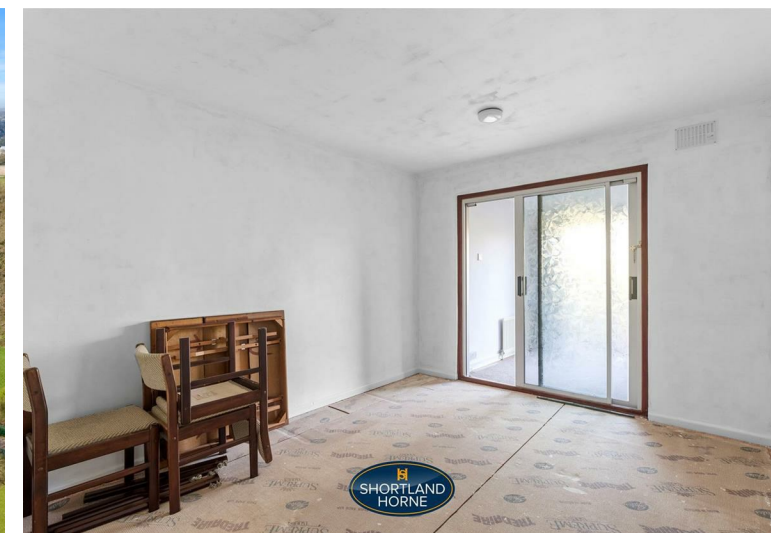
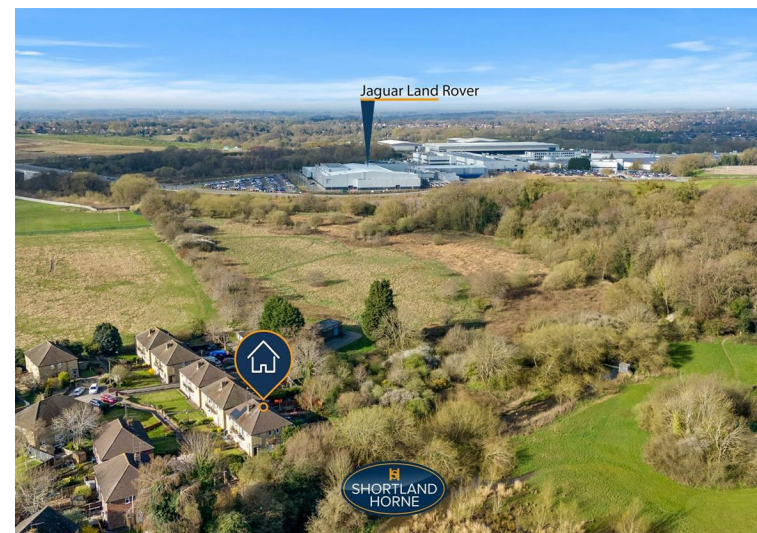
Located in the tranquil setting of Sebastian Close, Coventry, this well-presented ground floor maisonette offers an excellent opportunity for first-time buyers or savvy investors. Built in 1960, the property boasts a spacious layout that includes a welcoming lounge and dining room, a comfortable bedroom, a sunroom, a modern shower room, and a well-equipped kitchen.

The maisonette is set on a generous plot, providing ample outdoor space with beautifully kept gardens to the front, side, and rear, perfect for enjoying the fresh air or entertaining guests. Additionally, the property benefits from a single garage to the rear, ensuring convenience for residents.

Situated in a quiet location, this home is ideally positioned for those working at nearby Jaguar Land Rover and University Hospital Coventry and Warwickshire, making it a practical choice for professionals. With its charming features and peaceful surroundings, this maisonette is a delightful find in Coventry's property market. Don't miss the chance to make this lovely home your own.

GOOD TO KNOW:

- Tenure: Leasehold
- Length of Lease: 40 Years
- Ground Rent: £8 Per annum
- Vendors Position: No chain
- Parking Arrangements: Single garage and on street
- Garden Direction: North west
- Council Tax Band: A
- EPC Rating: C
- Total Area: Approx. 719 Sq. Ft



Hall	
Shower Room	
Dining Room / Potential Bedroom	11'0" x 6'4"
Lounge	14'2" x 10'9"
Bedroom	13'0" x 9'11"
Kitchen	10'5" x 6'4"
Sun Room	8'0" x 7'6"
Garage	