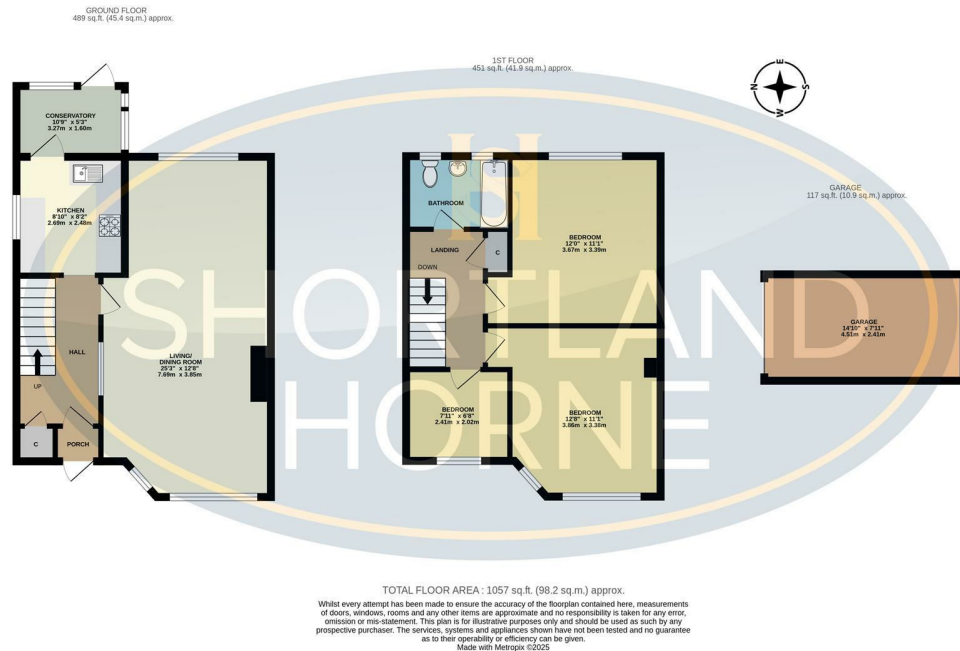



Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>71</p>	<p>86</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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 Home 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.

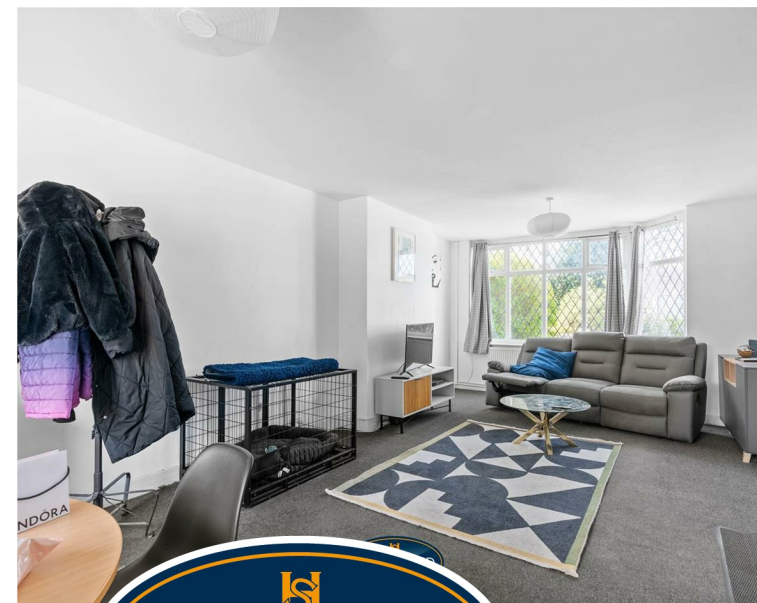
Appliances

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  

The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

Hipswell Highway

CV2 5FP



£215,000

Bedrooms 3
Bathrooms 1

Welcome to this charming 3-bedroom home, conveniently situated on the popular Hipswell Highway. Positioned in a sought-after location, this property offers a comfortable and inviting living space, and what's more, it's offered for sale with no onward chain.

Approaching the property, you're welcomed by a classic double bay frontage, complemented by a well-maintained façade and a spacious front garden. Set slightly back from the road, the home enjoys a pleasant sense of privacy.

Inside, the entrance hall offers a warm and inviting first impression. The ground floor features a well-proportioned lounge/dining room, filled with natural light thanks to the bay window at the front and a window to the rear. The lounge area provides ample space for both relaxing and entertaining, while the dining area comfortably accommodates a good-sized table—perfect for gatherings and everyday family meals, all with views of the rear garden.

The kitchen is practical and well-equipped, with wood-effect cabinets offering plenty of storage and a functional layout that makes meal prep a breeze. There's generous counter space, along with a built-in oven and hob. Just off the kitchen sits a versatile conservatory area, currently used as a utility space or boot room.

Upstairs, you'll find three well-sized bedrooms. The master is particularly generous, providing a peaceful and spacious retreat. The additional bedrooms are versatile, suitable for family, guests, or potential use as a home office or creative space.

The bathroom is clean and well-presented, fitted with a bathtub and shower over, WC, and wash basin.

To the rear, the garden offers a lovely private outdoor space, accessible from the kitchen. With mature shrubs, a patio perfect for alfresco dining, and a lawn ideal for children or simply enjoying the outdoors, it's a great space to make the most of warmer days. At the rear of the garden is a brick-built garage, accessible via gated access.

Additionally, the property is offered for sale with no onward chain, ensuring a smooth and efficient buying process. Surrounded by fantastic local amenities, including schools, shops, open greens, and just a few minutes' drive to the University Hospital, this would be an ideal first-time buy.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Gated rear parking
Council Tax Band: B
EPC Rating: C
Total Area: Approx. 940 Sq. Ft



GROUND FLOOR			
Porch		Bedroom 1	12'8 x 11'1
Hall		Bedroom 2	12' x 11'1
Living Room/Dining Room	25'3 x 12'8	Bedroom 3	7'11 x 6'8
Kitchen	8'10 x 8'2	Bathroom	
Conservatory	10'9 x 5'3	OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Front Garden	