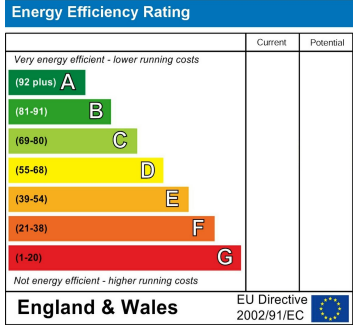


Floor Plan



Total area: approx. 89.9 sq. metres (967.6 sq. feet)

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.



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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Hospital Lane
CV12 0NJ



£270,000 Guide price | Bedrooms 2 Bathrooms 2

ONLY ONE REMAINING...FABULOUS KITCHEN...

Shortland Horne are delighted to present 'The Oaks'.

Built by the Fitzpatrick Group, this exclusive, gated development consists of four, two bedroom detached bungalows and is located in the semi rural location of Hospital Lane, Bedworth.

Each home has been designed and constructed to an exceptional standard and specification with attractive design features both internally and externally.

Each plot benefits from having fully fitted kitchen with granite worktops, integrated fridge freezer, oven/hob, dishwasher, washer/dryer, two bedrooms, fitted wardrobes, conservatory, fully fitted alarm system, landscaped rear gardens with shed and allocated parking spaces.

The two larger homes provide approximately 1,000 Sq ft of living space with a spacious kitchen/diner and en-suite facilities. Each bungalow is finished with Porcelanosa tiled flooring in the bathrooms, brushed chrome spotlights, sockets, light switches and oak effect doors throughout.

With the addition of soundproof Acoustic fencing and private, electric gated access The Oaks represents style and exclusivity in a fantastic location.

Entrance Hallway		Family Bathroom	9'2 x 7'3
Kitchen/Diner	18'9 x 12'	OUTSIDE	
Lounge	17'7 x 10'9	Rear Garden	
Conservatory	13' x 7'8		
Master Bedroom	12'8 x 11'2		
En-Suite Shower Room	7'10 x 5'10		
Bedroom Two	10'9 x 6'7		