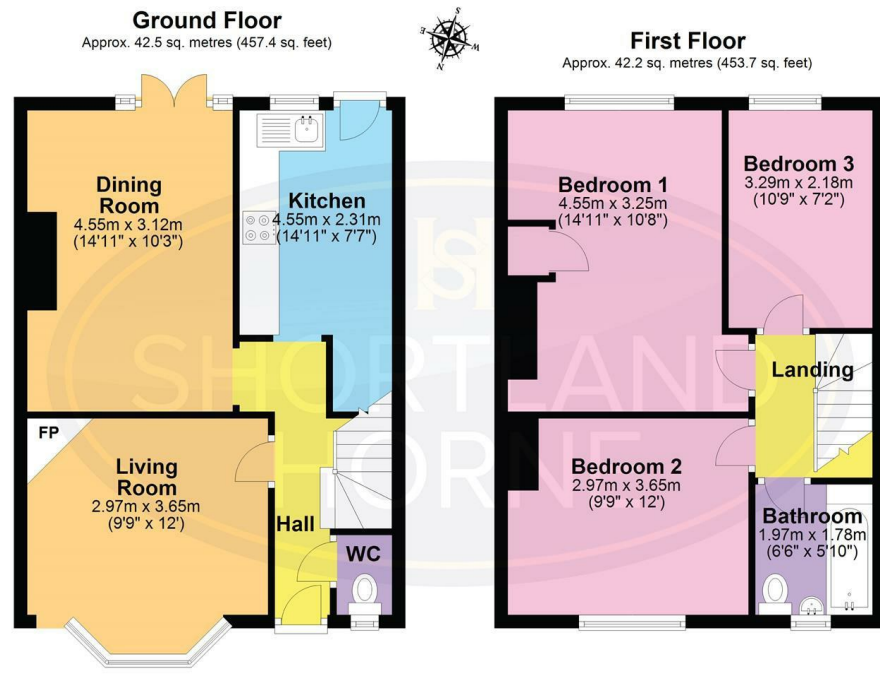


Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 Home. 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 Home 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 Home'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 Home 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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Hastings Road
Stoke CV2 4JE



£150,000 Offers over

**Bedrooms 3
Bathrooms 1**

A deceptively spacious end of terrace home in the Stoke area of Coventry which would make an for an ideal first time or investment purchase. Better still the property is offered for sale with no onward chain!

Internally the property boasts: entrance hall, lounge, large dining room and a good size galley kitchen on the ground floor. Upstairs you'll find three great size bedrooms - two doubles and a single and the bathroom.

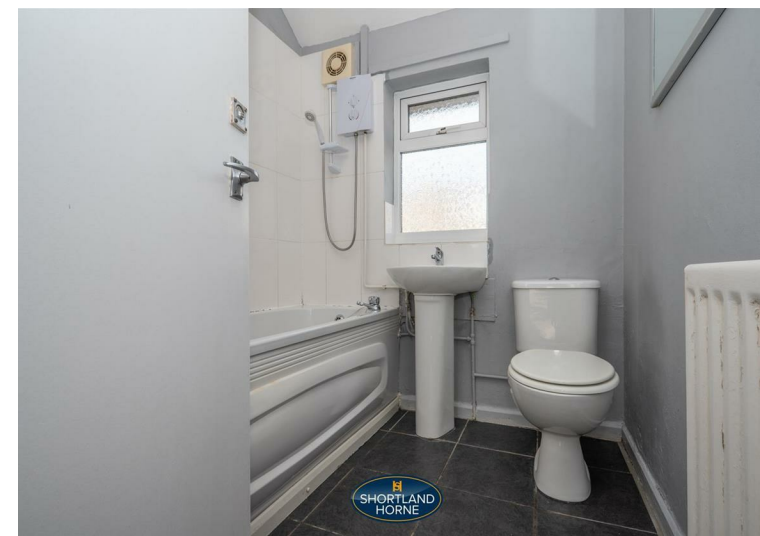
Outside the property enjoys a large, enclosed rear garden which is mainly laid to lawn and offers the potential for an extension to be added to make an even larger property. The front garden gives way to side access which takes you to the rear garden.

Due to it's location, close to the City Centre & Coventry University, the property would be great for a landlord looking to attract students or professional tenants.

Local amenities are close at hand including: shops, gyms, local bars, multiple bus routes and road links in and out of the city.

ADDITIONAL INFORMATION:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking
- EPC Rating: E
- Total Area: Approx. 911 Sq. Ft



GROUND FLOOR

- Hallway
- Living Room 12' x 9'9
- Dining Room 14'1 x 10'3
- Kitchen 14'11 x 7'7
- W.C.

FIRST FLOOR

- Landing

- Bedroom One 14'11 x 10'8
- Bedroom Two 12' x 9'9
- Bedroom Three 10'9 x 7'2
- Bathroom 6'6 x 5'10

OUTSIDE

- Front Garden
- Rear Garden