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Lavender Avenue  
Coundon CV6 1BZ

# Lavender Avenue

CV6 1BZ    £1,300 Per Month  
£1,500 Deposit

Shortland Horne are delighted to present this well presented three bedroom mid terrace home, offered fully furnished in the popular residential area of Coundon. Conveniently located close to local amenities, popular schools and bus links to the City Centre.

The property briefly comprises a welcoming entrance hallway leading to a front lounge with double doors opening onto the separate dining room. The kitchen is fitted with modern appliances including four ring gas hob, oven below, washing machine and integrated fridge freezer with ample base and eye level storage.

To the first floor, there are two double bedrooms, further single bedroom and a modern fitted bathroom with matching suite.

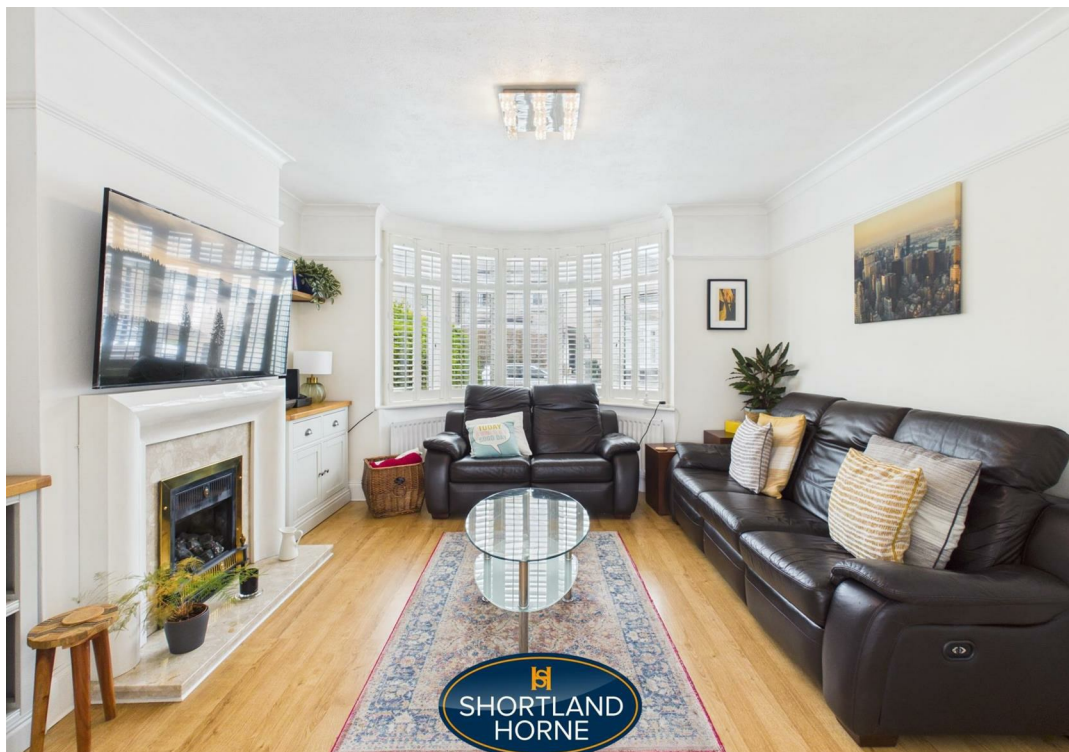
Externally, the property benefits from neatly maintained front and rear gardens.

PLEASE NOTE THE GARAGE & LOFT SPACE ARE NOT INCLUDED AS PART OF THE TENANCY.

AVAILABLE FROM 29TH JULY | EPC RATING: D | COUNCIL TAX BAND: B

**selling quality**  
property since 1995



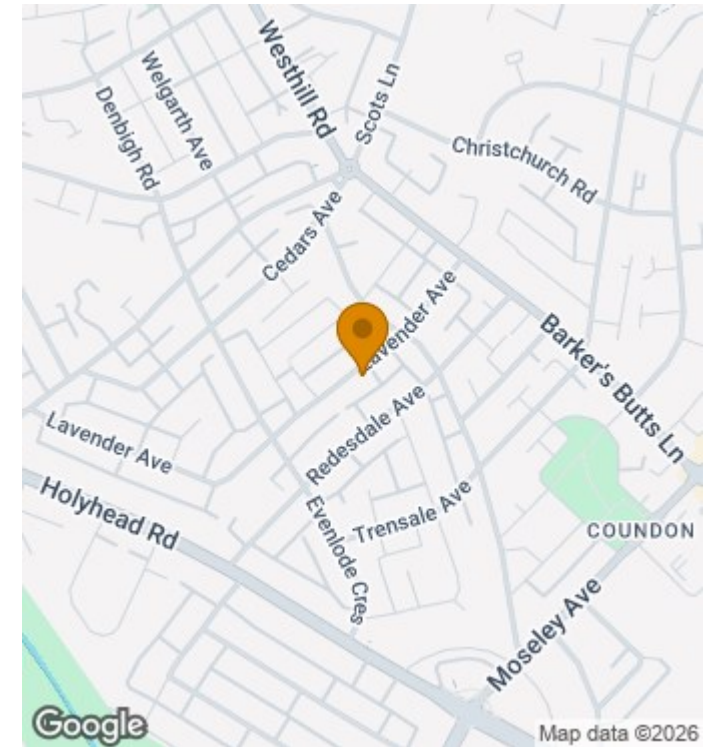




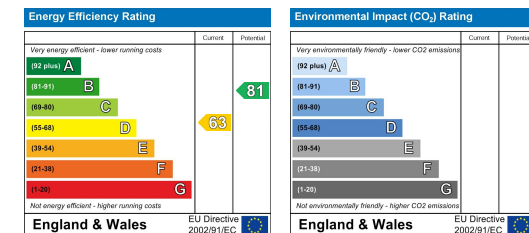




## Location Map



## 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.

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