

SHORTLAND HORNE

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Broad Lane

Lower Eastern Green CV5 7FH

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* DOUBLE FRONTED 2 BEDROOM DETACHED BUNGALOW * WIDE PLOT WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION * DIRECT ACCESS TO GARAGE WITH ADDITIONAL CAR PARKING * NO UPWARD CHAIN

Nestled along Broad Lane, towards Berkswell, this double fronted detached bungalow presents excellent scope for extending to both the side and rear elevations subject to planning permission to create additional living space tailored to your needs.

The bungalow enjoys a wide plot providing good sized gardens with direct access affording a double width white pebble stone drive to the garage with gates to side parking bay for car/ caravan/ van.

The bungalow has gas central heating and double glazed windows with the layout both practical and inviting, allowing easy movement throughout the home.

The bungalow welcomes the Entrance Hall with pull down ladder to the loft space, spacious lounge with light oak fireplace, kitchen with hob & oven overlooking the rear garden through to utility and side lobby. The principal bedroom has built in wardrobes and second bedroom at the front currently a sitting room, and bathroom half tiled.

Whether you envision a larger family area, an extra bedroom, or a home office, the possibilities are abundant with this bungalow to be sold with no upward chain.

With its convenient location and ample car parking, it is a must-see for anyone looking to invest in a home on the edge of Coventry.

selling quality
property since 1995




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Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE WITH LIVING FLAME GAS FIRE
5.10m x 3.58

KITCHEN WITH HOB & OVEN
4.33 x 2.36

UTILITY ROOM

STORE/ LOBBY

BEDROOM ONE WITH BUILT IN WARDROBES
4.35 x 3.28

BEDROOM TWO
3.40 x 2.70

HALF TILED BATHROOM

DIRECT ACCESS DOUBLE WIDTH DRIVEWAY TO GARAGE
5.80 x 2.80

ADDITIONAL CAR/ CARAVAN PARKING

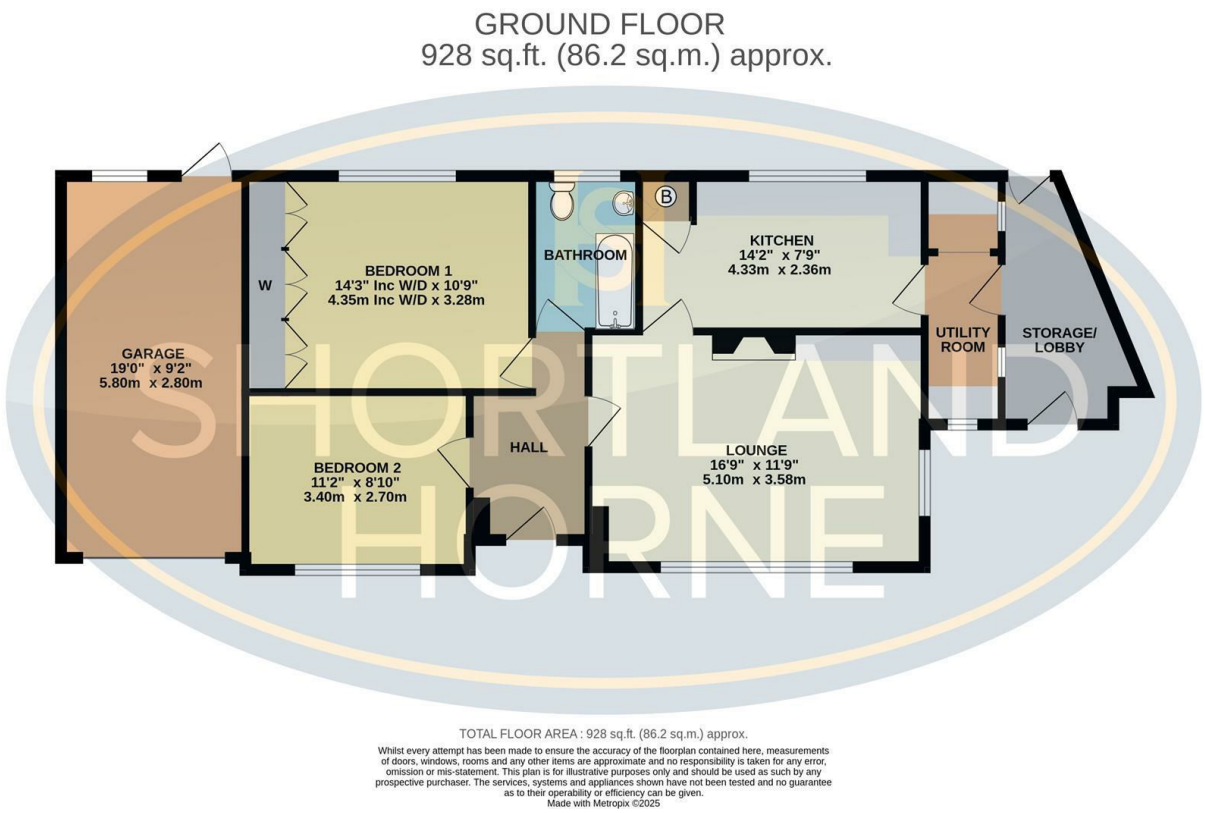
WIDE FRONTAGE GARDEN

WIDE ENCLOSED REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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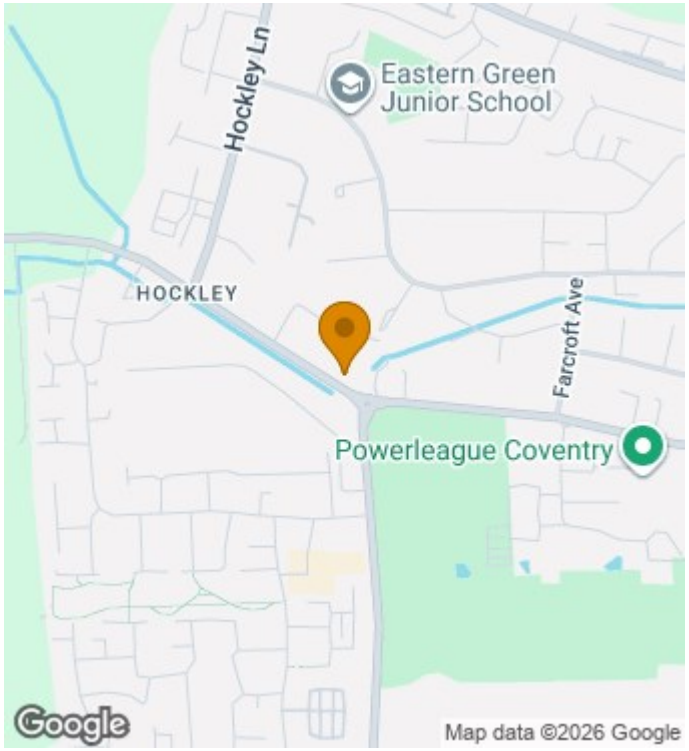
Total area: 928.00 sq ft

Disclaimer

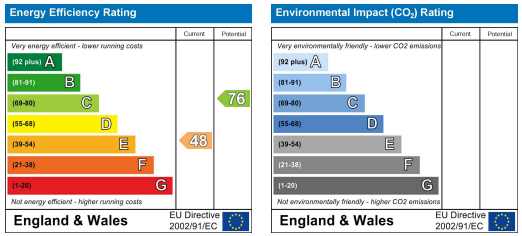
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



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