

## Floor Plan



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
621 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 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.

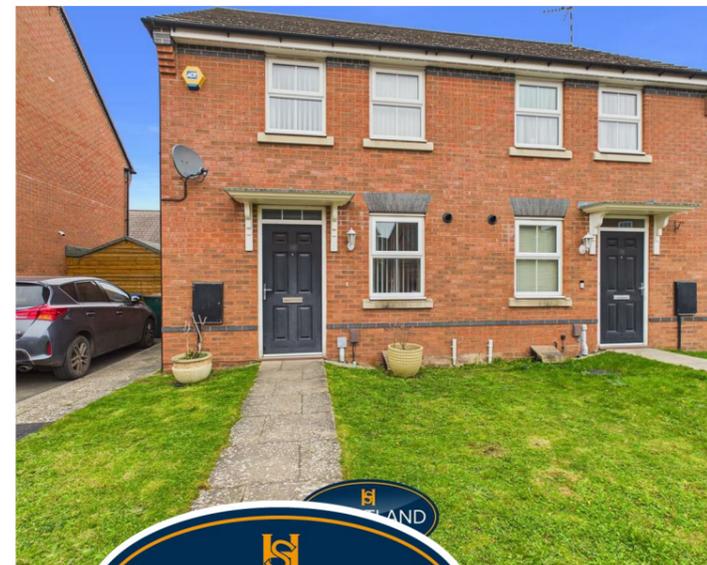
### Appliances

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.



**Shortland Horne Walsgrave Branch**  
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**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
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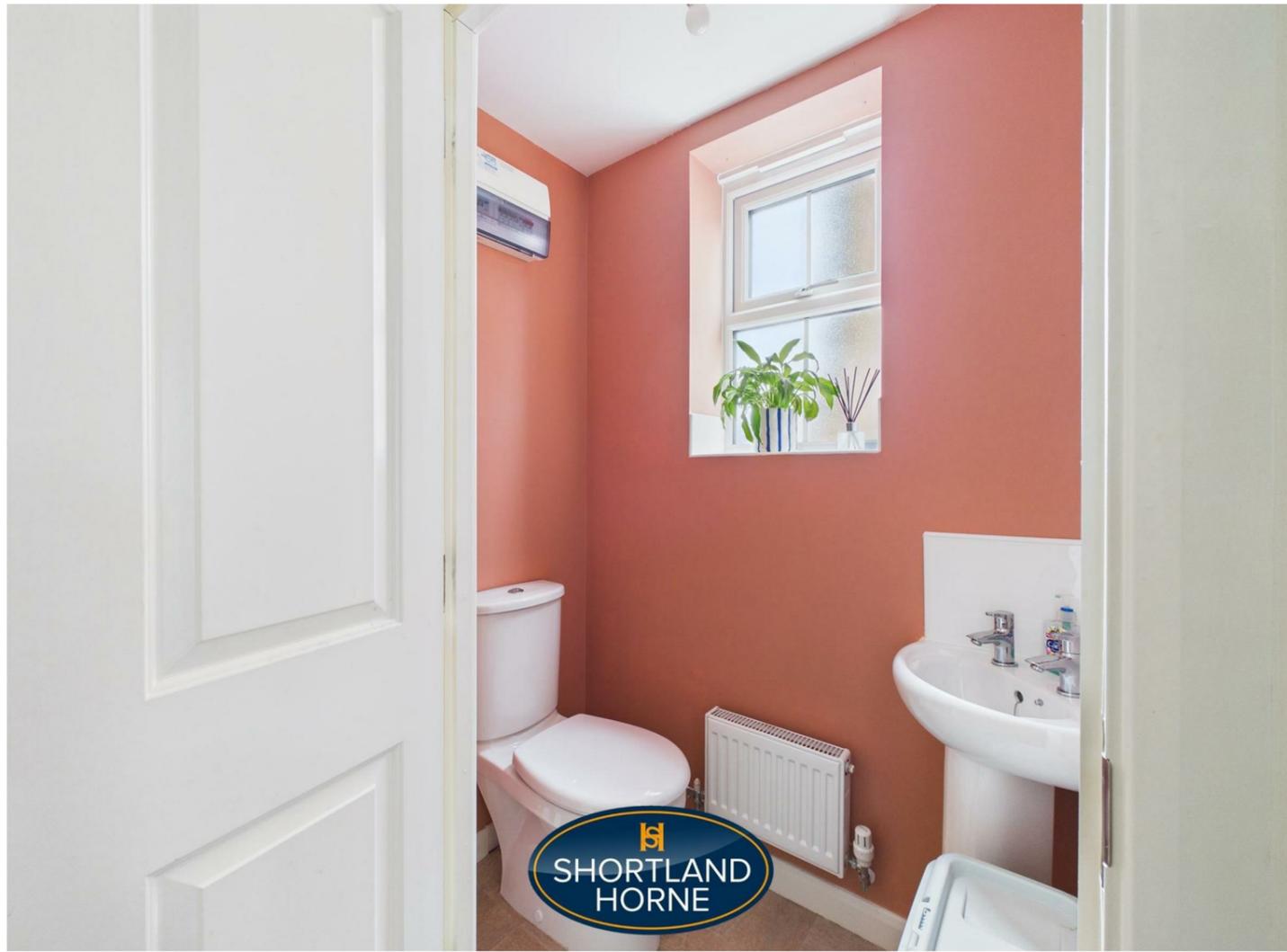
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**SHORTLAND HORNE**

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**Lauras Walk**  
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## £220,000 | Bedrooms 2 Bathrooms 1

Stepping inside, the carpeted hallway provides a soft and inviting introduction, leading you through to the main living space at the rear of the property. The lounge is a versatile and comfortable room where natural light pours in from the garden, creating a warm and homely atmosphere. There is ample space for a generous seating arrangement, with room to incorporate a dining area if desired, making it a flexible setting for both relaxing evenings and shared meals while enjoying views over the garden.

Positioned at the front of the property, the kitchen offers a practical and functional space for everyday use. Finished with vinyl flooring and fitted with crisp white cupboards, it feels bright and well maintained, providing ample storage and workspace for cooking and preparation. While compact in size, the layout is efficient and easy to manage, perfectly suited to modern living.

Also located at the front of the home is a conveniently placed cloakroom, fitted with a two piece white suite and vinyl flooring. Thoughtfully positioned, it adds an extra layer of practicality for both

Tucked away within the quiet and well regarded residential setting of Laura's Walk in the popular Copeswood area, this charming two bedroom semi detached home offers a wonderful sense of calm alongside everyday convenience. Positioned within a peaceful cul de sac, the property presents an ideal opportunity for first time buyers, downsizers or investors seeking a comfortable and well located home.



### GROUND FLOOR

Hallway

w/c

Kitchen

6'7 x 9'9

Living room

13'7 x 14'2

### FIRST FLOOR

Bedroom 1

13'6 x 9'1

Bedroom 2

9'7 x 8'6

Bathroom

### OUTSIDE

Rear garden

Front garden

Allocated parking