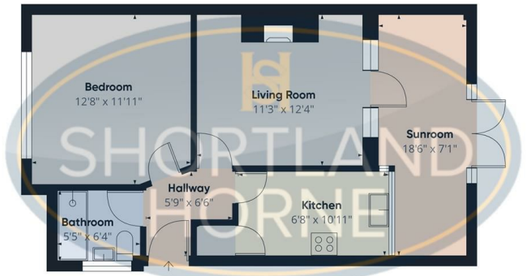
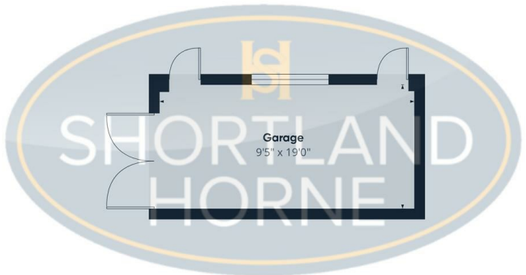
Floor Plan



Floor 0 Building 1



Floor 0 Building 2

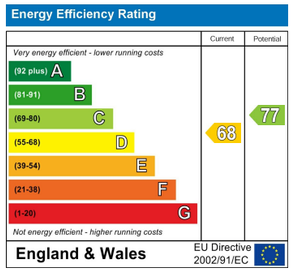
Approximate total area(1)
733 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

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

follow us







Regina Crescent

CV2 2EP

follow us











£210,000 Guide Price | Bedrooms 1 Bathrooms 1

A further significant benefit is the newly fitted boiler, offering additional reassurance to prospective purchasers and contributing to the property's ready-to-move-into appeal.

Externally, the property benefits from a separate garage, providing valuable storage space or secure parking, subject to access and individual requirements.

What truly sets this bungalow apart is its immaculate condition and the ease with which a new owner could simply move in, unpack and immediately begin enjoying their new home. Properties offering this level of presentation, combined with single-storey accommodation and additional versatile living space, are always worthy of serious consideration.

Offered for sale with no upward chain, this superb semi-detached bungalow represents a wonderful opportunity for purchasers looking for a beautifully presented, manageable home with minimal

BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW – NEWLY REFURBISHED THROUGHOUT – TURN-KEY CONDITION – CONSERVATORY – GARAGE – NEWLY FITTED BOILER – NO UPWARD CHAIN

Shortland Horne are delighted to present this beautifully fully renovated and immaculately presented one-bedroom semi-detached bungalow, offering an excellent opportunity for buyers seeking a stylish, comfortable and low-maintenance home that is ready to move straight into. Presented to an exceptional standard throughout, due to being newly refurbished, this delightful property would make an ideal purchase for downsizers, those looking for single-storey living or buyers simply wanting a home where all the hard work has already been done.

The property offers a wonderful combination of well-proportioned accommodation, practicality and comfort. With the added benefits of a conservatory, a garage, a newly fitted boiler and the considerable advantage of being offered for sale with no upward chain, this is a fantastic opportunity not to be missed.

Upon entering the property, you are welcomed into a central hallway providing access to the principal accommodation. The living room is a lovely, inviting space, offering ample room for comfortable seating and everyday relaxation. Its welcoming atmosphere makes it the perfect place to unwind, while the excellent standard of presentation continues throughout the home.

The kitchen is conveniently positioned adjoining the living accommodation and offers a practical arrangement with worktop space, storage and room for essential appliances, creating a functional space for everyday cooking.

One of the particularly appealing features of this bungalow is the conservatory, which provides an additional reception area and adds a wonderful degree of versatility to the accommodation. Whether utilised as a peaceful sitting room, a dining area or simply somewhere to relax with a morning coffee, this additional space is a real asset and further enhances the appeal of the property.





GROUND FLOOR

Entrance Hallway	5'9 x 6'6