
SHORTLAND HORNE
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Property Experts
Chester Street
Coundon CV1 4DJ
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A superb opportunity to acquire a very well maintained three bedroom end of terrace period property, just a stones throw away from the city centre of Coventry

The property not only provides a comfortable residence but also an attractive investment opportunity in a desirable location with a tenant currently in situ paying £950pcm, however flexibility is offered as the tenant can vacate at the end of the tenancy allowing for various options - be it owner-occupation or continuing with a new tenancy.

Located just off the Holyhead Road in brief the property consists of; Spacious lounge with bay window, fitted kitchen with a range of wall and base units and space for appliances and a downstairs cloakroom.

To the first floor, you will find three double bedrooms that share a well appointed family bathroom.

The property is double glazed and gas centrally heated with gardens to the side and rear (requires maintenance) and off road parking for a vehicle.

An internal inspection is highly recommended to appreciate all the property has to offer.

selling quality
property since 1995



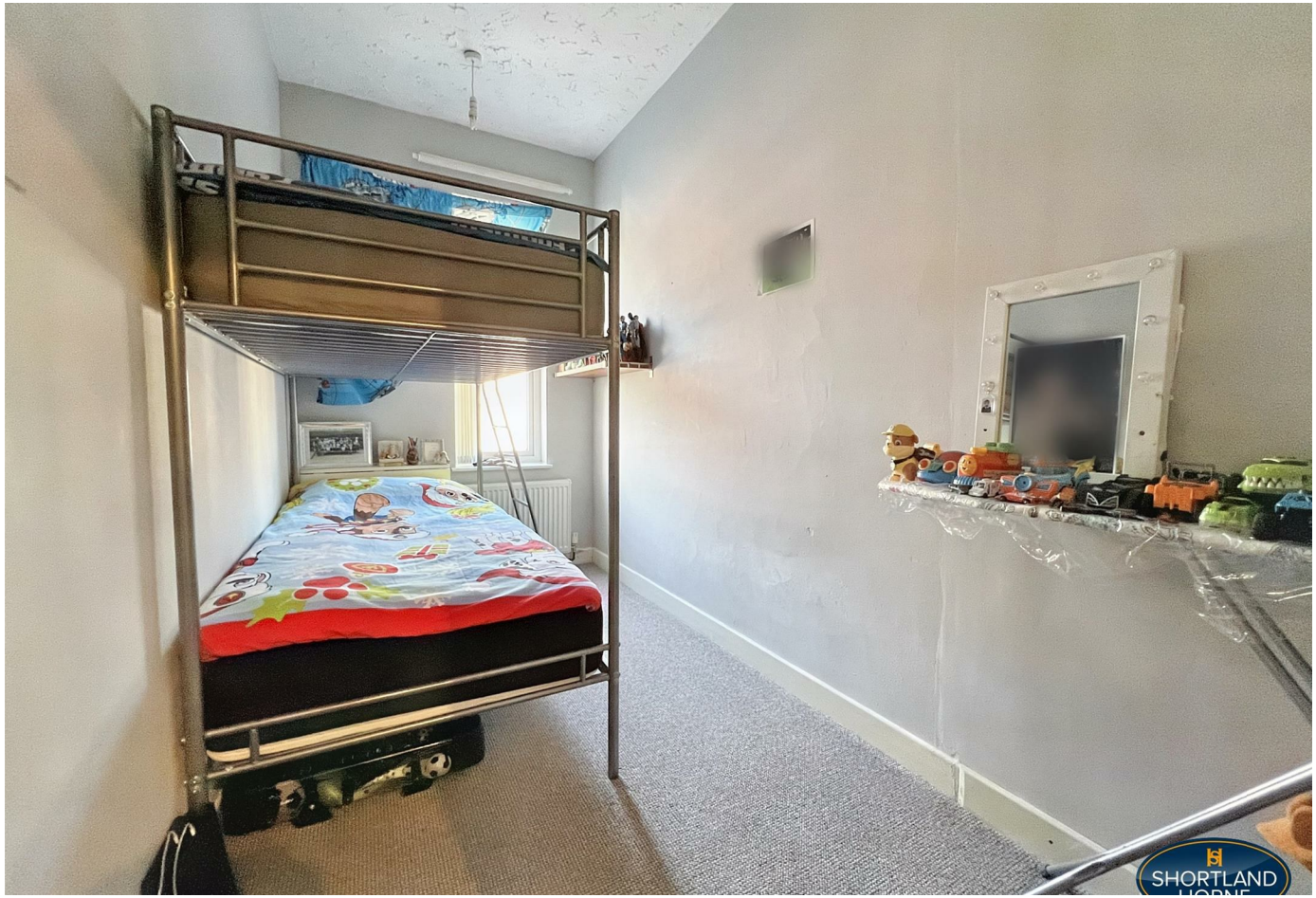

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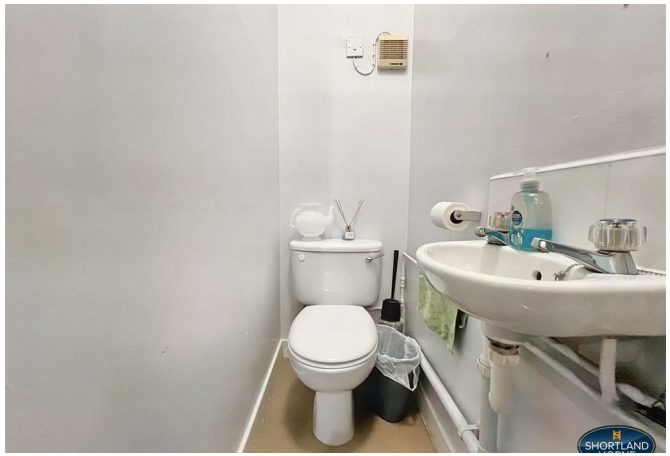

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Dimensions

Entrance Hall

Lounge
3.93m x 3.57m

Kitchen
3.53m x 3.81m

W/C

FIRST FLOOR

Bedroom One
3.18m x 3.60m

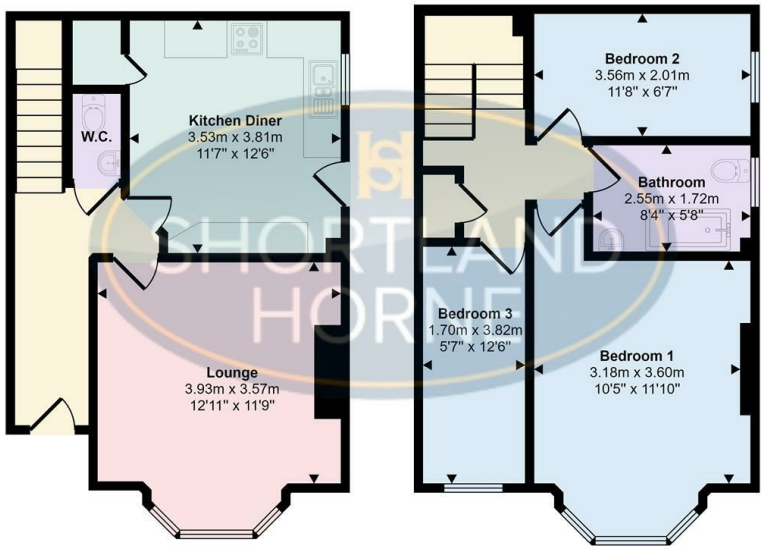
Bedroom Two
3.56m x 2.01m

Bedroom Three
1.70m x 3.82m

Bathroom
2.55m x 1.72m

Floor Plan

Approx Gross Internal Area
82 sq m / 888 sq ft



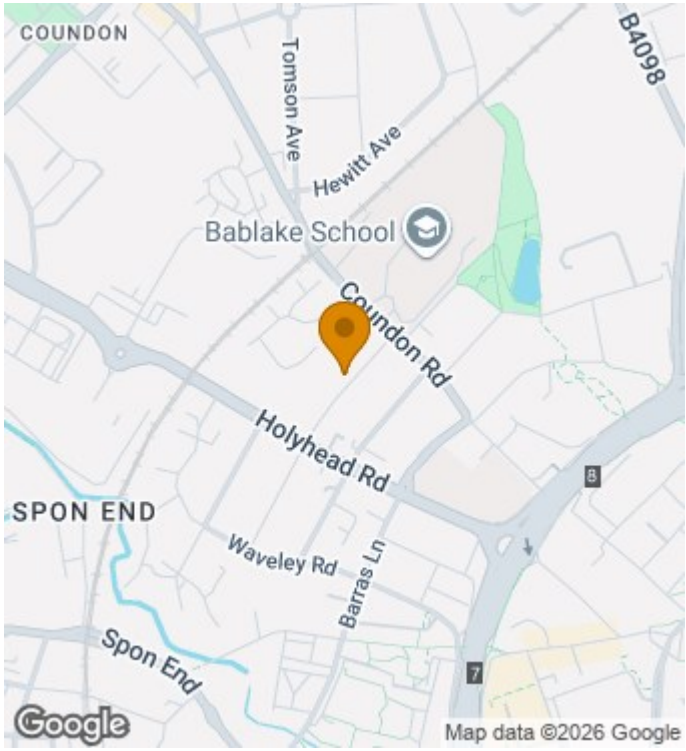
Ground Floor
Approx 40 sq m / 431 sq ft

First Floor
Approx 42 sq m / 456 sq ft

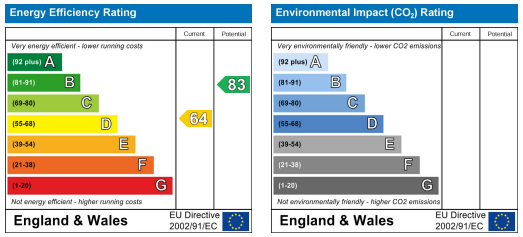
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Total area: 888.00 sq ft

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 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.

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