



SHORTLAND
HORNE

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Furlong Road
Parkside CV1 2UA

Furlong Road £1,500 PCM CV1 2UA £1,730 Deposit

A well-presented three-bedroom end terrace town house situated in the popular Parkside development. Upon entering the property, there is a welcoming entrance hallway leading to a spacious living room, separate dining room and convenient downstairs WC with useful additional storage space. To the rear of the property is a fitted kitchen with patio doors providing direct access to the rear garden.

The first floor provides two well-proportioned double bedrooms, both benefiting from built-in wardrobes. There is also a family bathroom and a separate office/study area, providing an ideal space for home working or additional storage.

The second floor is dedicated to the impressive master bedroom, which offers generous proportions and benefits from a spacious en-suite shower room.

Externally, the property benefits from a private rear garden and a driveway providing off-road parking for two vehicles.

Located in the popular Parkside area, the property is conveniently positioned for access to Coventry City Centre, Coventry University and Coventry Railway Station, making it particularly well suited to those seeking excellent access to the city's amenities, transport links and places of employment.

selling quality
property since 1995

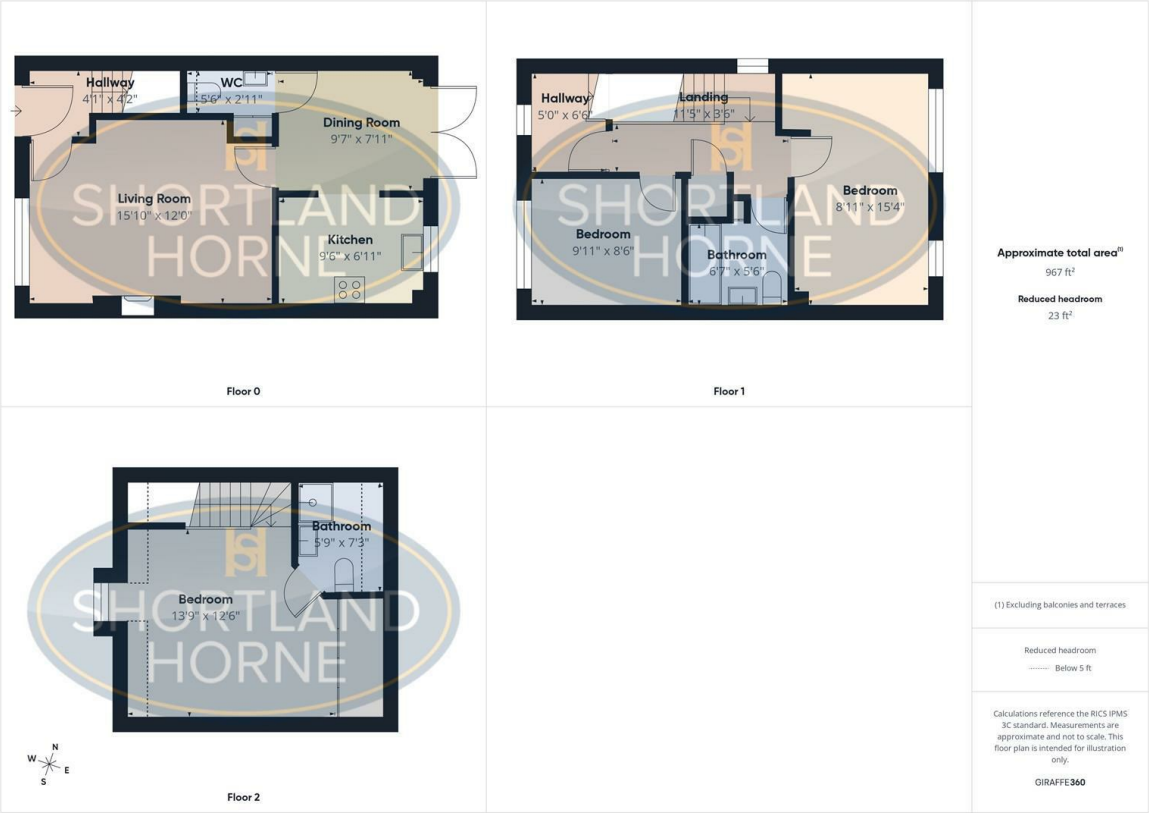








Floor Plan



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

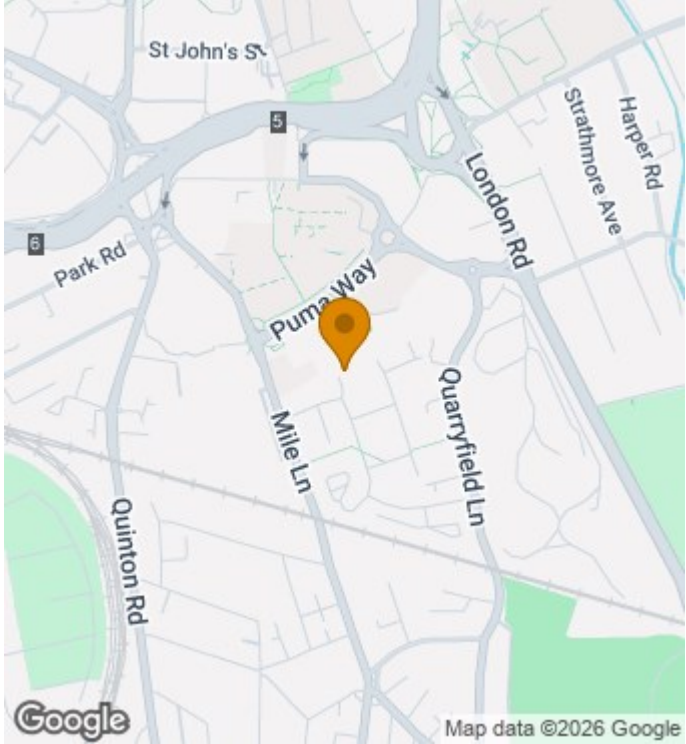
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

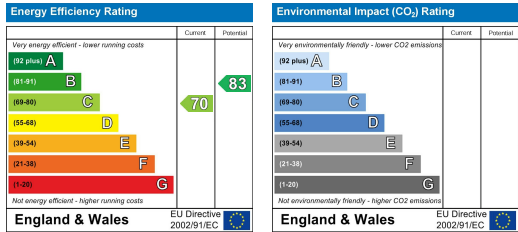
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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