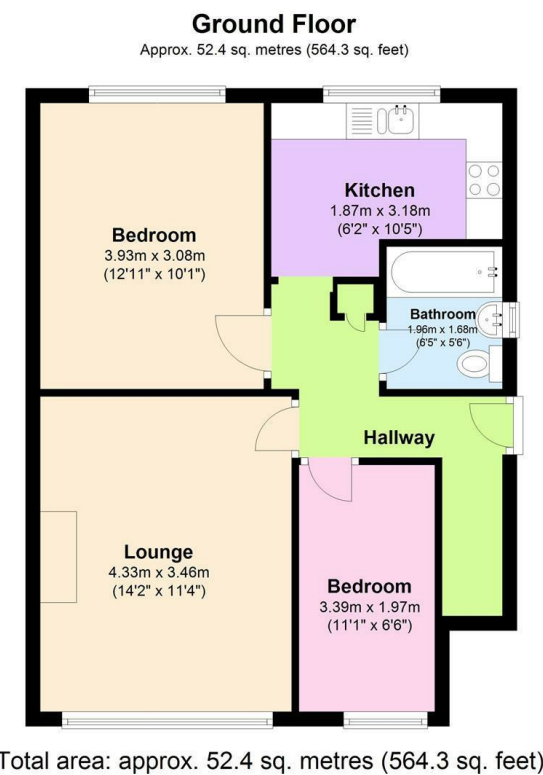
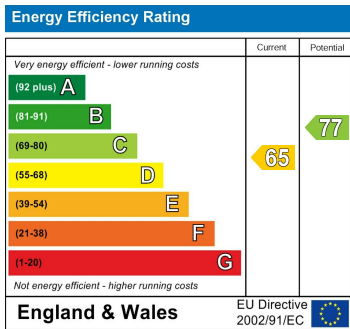


Floor Plan



EPC



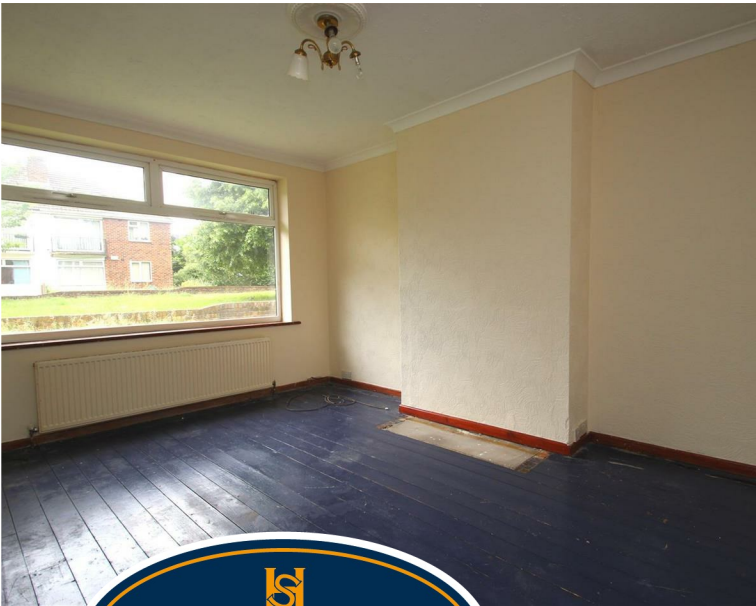
DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and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



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

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Sedgemoor Road
Tollbar End CV3 4EB



£65,000 Offers in excess of | Bedrooms 2 Bathrooms 1

Cash Buyers Only....Offered with No Chain is this spacious, ground floor maisonette located on Tollbar End in Whitley providing excellent access to the A46 road links and Jaguar Land Rover headquarters.

The property is fully double glazed and upon entry the hallway leading to all rooms which consists, lounge, kitchen, two bedrooms and bathroom. Outside there is an enclosed, rear garden.

In our opinion this would be an ideal investment purchase or first time buy.

OTHER INFORMATION:

Tenure: Leasehold

Vendor's Position: No chain

Lease Remaining: Approximately 36 years

Ground rent: Approximately £8 per annum

Energy Rating: D

INTERNAL	OUTSIDE
Hallway	Rear Garden
Lounge	
Kitchen	
Bedroom One	
Bedroom Two	
Bathroom	