



Trusted  
Property Experts



Gordon Street  
Earlsdon CV1 3ES



# Gordon Street

## CV1 3ES

\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE NOW\* A four bedroom terraced house set over three levels, in the sought after area of Earlsdon. Downstairs comprising of a living room, a single bedroom, a kitchen with appliances and a shower room. Upstairs there are three double bedrooms. To the rear there is a low maintenance rear garden. This property is a short walk from Earlsdon High Street's vibrant shops, bars and superb bus links, with an easy commute to Warwick and Coventry Universities, as well as the city centre. On street parking. Families yes. Professional sharers yes. Students no. Pets no. FURNISHED. Energy rating E.

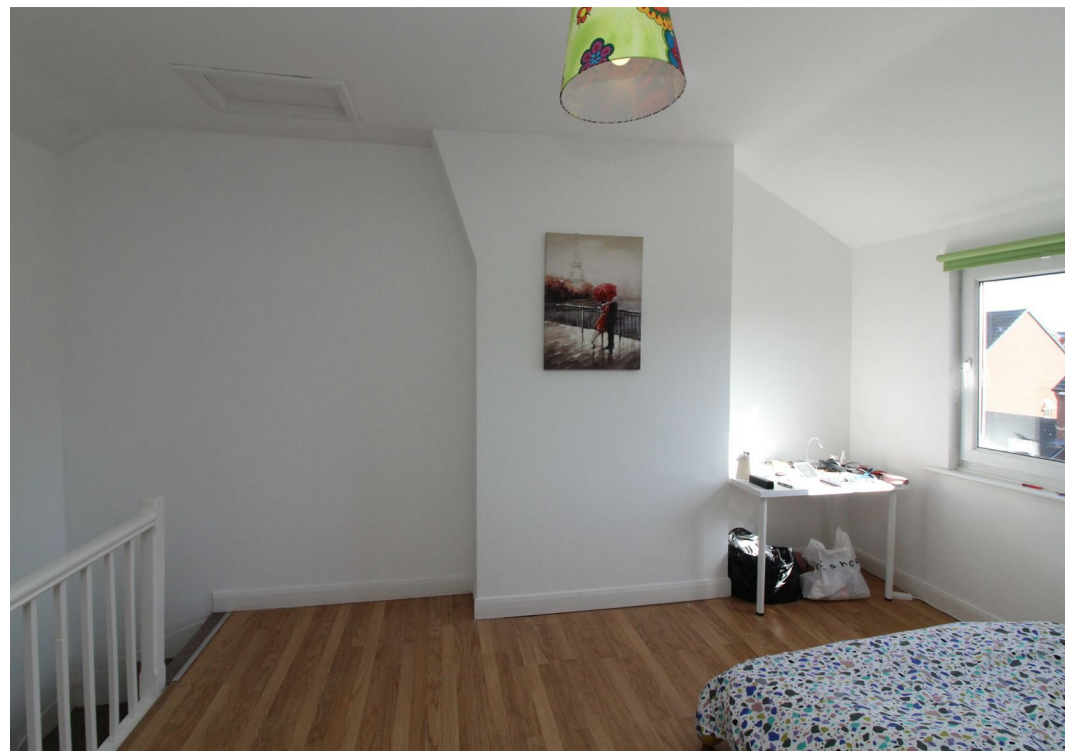
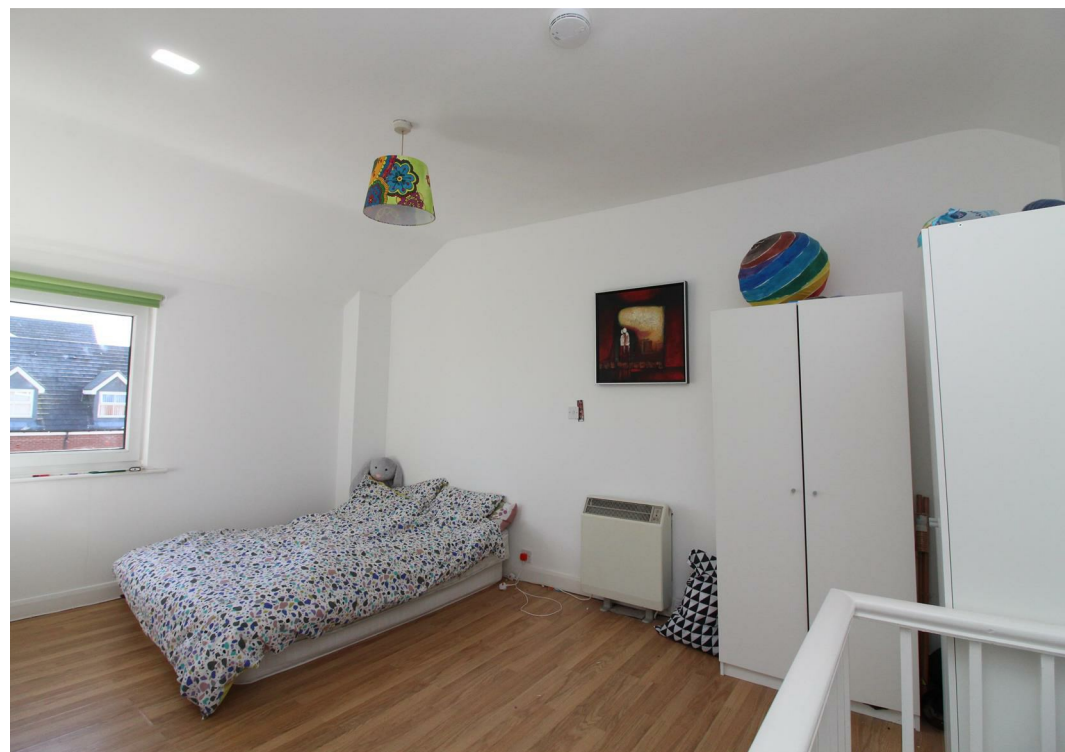
### Fees:

£150 per person for an application form (the same applies to guarantors if required)  
£100 administration fee  
£875 rent in advance  
£1000 deposit

selling quality  
property since 1995

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## Dimensions





# Floor Plan

# Location Map



Total area: sq ft

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.

# EPC

