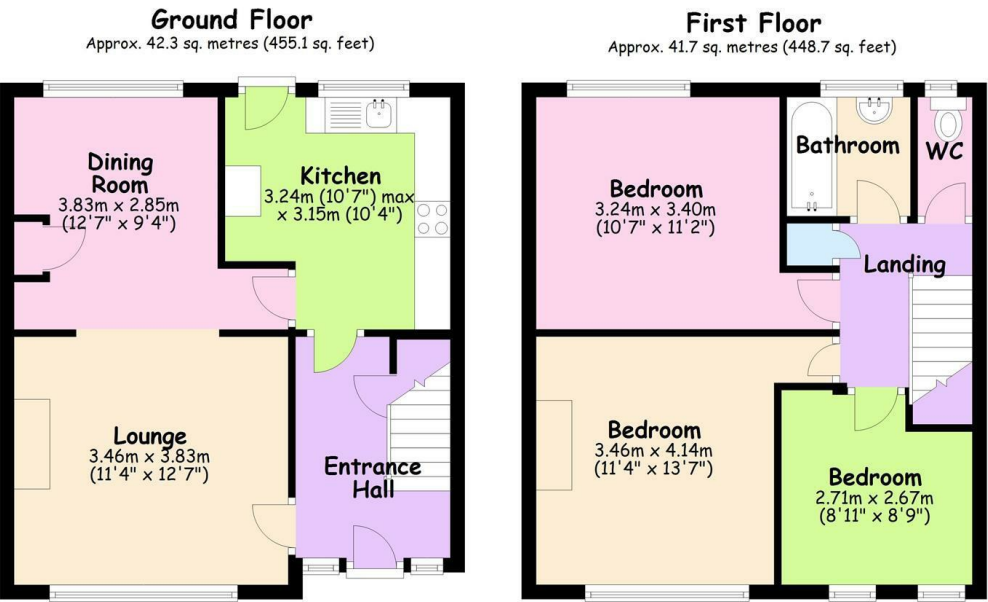
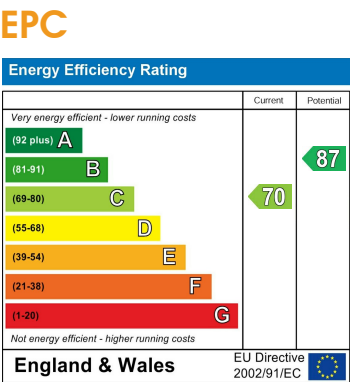


Floor Plan



Total area: approx. 84.0 sq. metres (903.8 sq. feet)  
**367 Beake Avenue, Coventry**



**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 Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Beake Avenue**  
**Radford CV6 2HL**





£170,000 Offers over

Bedrooms 3  
Bathrooms 1

\*\*\*IDEAL FOR INVESTORS, DEVELOPERS OR FIRST TIME BUYERS\*\*\*

A three bedroom mid terrace home in the sought after location of Beake Avenue. The property requires to be fully refurbished and has the benefits of a new boiler, gas central heating, double glazing and is being offered with no chain.

The accommodation consists on the ground floor of an entrance hallway with a through lounge/dining room with feature fireplace having an inset gas fire. The kitchen is fitted with beech effect floor and wall mounted units, a four ring gas hob with an extractor fan over and has space for a oven, washing machine and an upright fridge freezer.

On the first floor there are three bedrooms (two are doubles and the other is a single), a family bathroom fitted with a white suite and a separate w/c.

Outside there are gardens to the front and rear. The rear garden is fully enclosed with patio area with a path that leads to a single concrete sectional garage.



GROUND FLOOR		FIRST FLOOR	
Entrance Hall		Master Bedroom	11'4" x 13'6"
Lounge	12'6" x 9'4"	Bedroom 2	3.24 x 3.40
Dining Room	12'7 x 9'4	Bedroom 3	8'10" x 8'9"
Kitchen	10'7" x 10'4"	Bathroom	