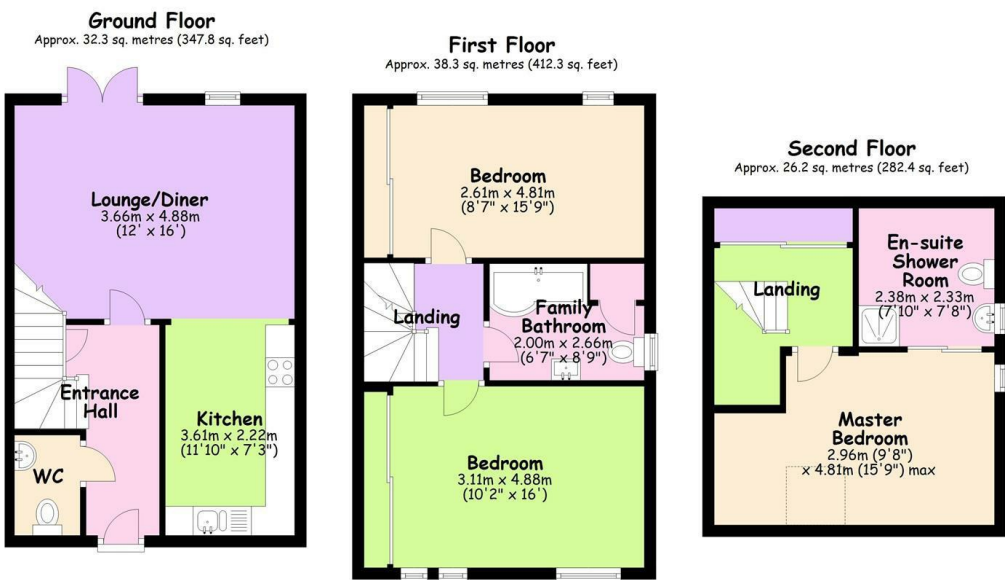
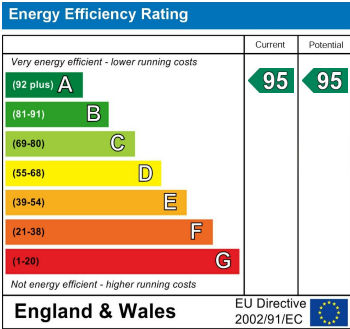


Floor Plan



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

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

follow us  



follow us  

Coombe Street
Stoke Green CV3 1GG



Bedrooms 3
Bathrooms 2

With the benefits of high levels of insulation, solar thermal for hot water, PV panels producing electricity and a heat recovery ventilation system, this Eco home offers lower than average fuel bills, a healthy living space and income from the PV Feed in Tariff.

Outside, the property enjoys a private rear garden with patio and lawn areas and has two allocated parking spaces, which are off road to the side of the property.

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner

Kitchen

FIRST FLOOR

Landing

Bedroom Two

Bedroom Three

Bathroom

SECOND FLOOR

Master Bedroom

En-Suite

OUTSIDE

Rear Garden

Two Allocated Parking Spaces

15'9 x 8'9

 $8'9 \times 6'7$

15'9 (max) x 9'8

Two Allocated Parking Spaces