



  
SHORTLAND  
HORNE

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Property Experts



Northumberland Road  
CV1 3PF

# Northumberland Road CV1 3PF

\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE EARLY SEPTEMBER\* \*MUST SEE\* A beautiful modern mid-terrace three bedroom house. Downstairs comprising of a living room, a dining area, a kitchen with appliances and a w.c. Upstairs there are two double bedrooms, a single bedroom and a bathroom with a shower. To the front of the property there is a low maintenance garden with a driveway, and to the rear there is a garden with a decking area. On street parking. This house is within close proximity to local amenities, a school and has good motorway links. Families yes. Professional sharers yes. Students no. Pets no. FURNISHED. Energy rating D.

£900 rent in advance

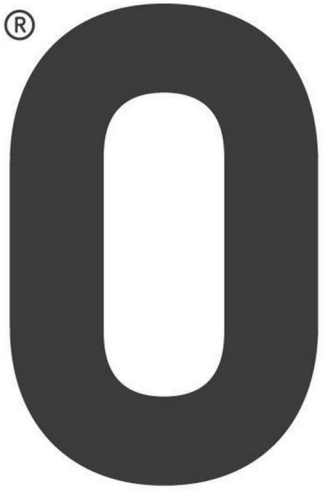
£1035 deposit

selling quality  
property since 1995

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**ZERO  
DEPOSIT.  
COM**



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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.

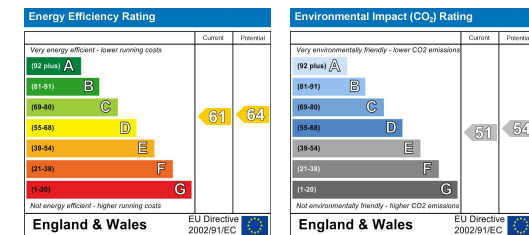
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**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



📞 02476 222 123

✉️ sales@shortland-horne.co.uk

🌐 shortland-horne.co.uk

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**Shortland Horne** Residential Sales and Lettings  
 Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
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