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Property Experts



Hemsby Close  
Canley CV4 8HD

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\*\*\*\* ATTENTION INVESTORS\*\*\*\* CURRENTLY LET AT £950 PCM \*\*\*\*CLOSE TO WARWICK UNIVERSITY\*\*\*\*

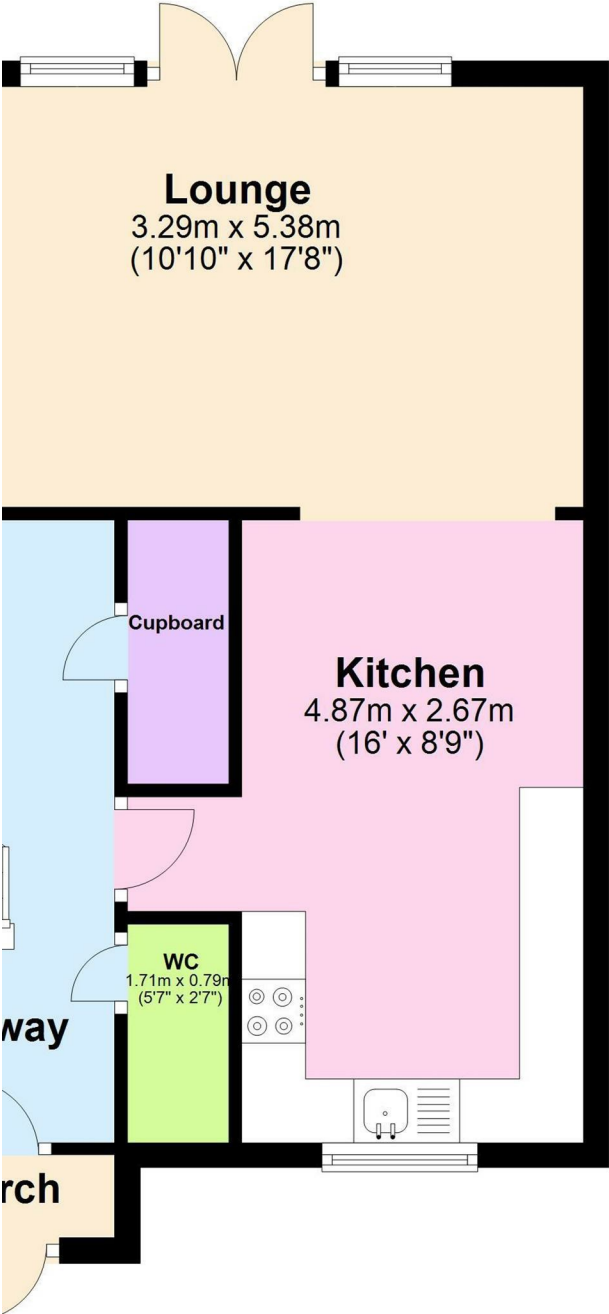
This is the perfect opportunity to purchase a spacious three bedroom home in the sought after location of Canley within walking distance to Warwick University and the local shops and amenities. The property is also being offered with no upward chain.

Briefly the downstairs accommodation comprises of the hallway, leading through to an open plan lounge/diner, The kitchen is fitted with wall and base units and a downstairs W/C. Upstairs there are three spacious bedrooms and a family bathroom.

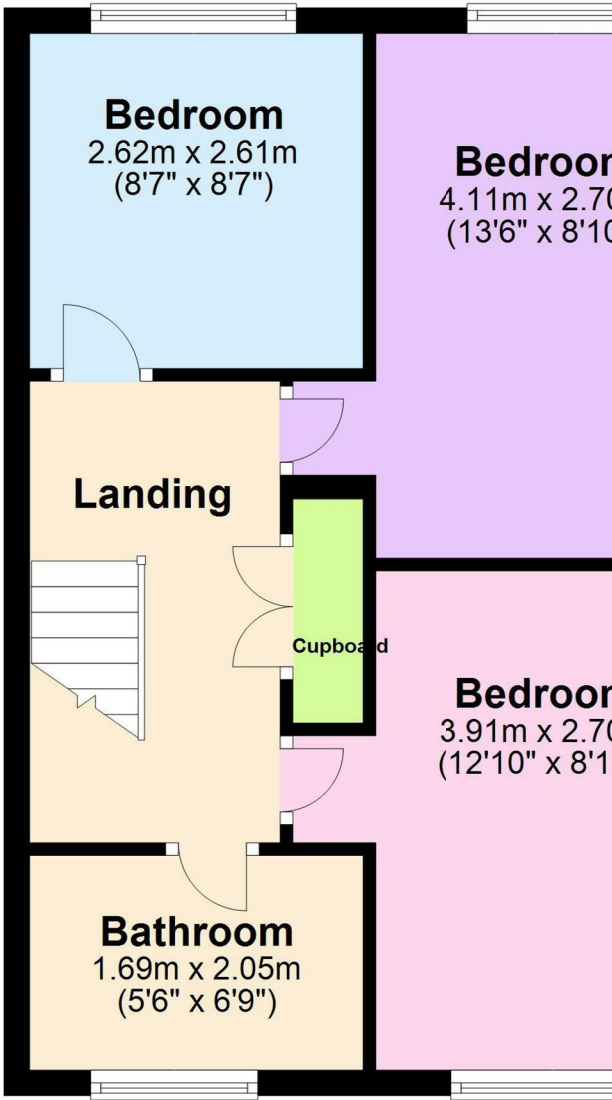
Outside to the front there is a small lawned fore garden and a paved pathway leading to the front door. The rear garden is block paved providing easy maintenance. The property also benefits from a single garage.

Shortland Horne strongly suggest an internal viewing to appreciate this wonderful home as we believe there will be very high demand for it.

Ground Floor  
Approx 44.8 sq. metres (482.4 sq. feet)



First Floor  
Approx. 42.7 sq. metres (459.4 sq. feet)









*Custom text box*







## Dimensions

Downstairs

Porch

Hallway

Kitchen

4.87 x 2.67

Lounge

3.29 x 5.38

W/C

1.71 x 0.79

UPSTAIRS

Bedroom

3.91 x 2.70

Bedroom

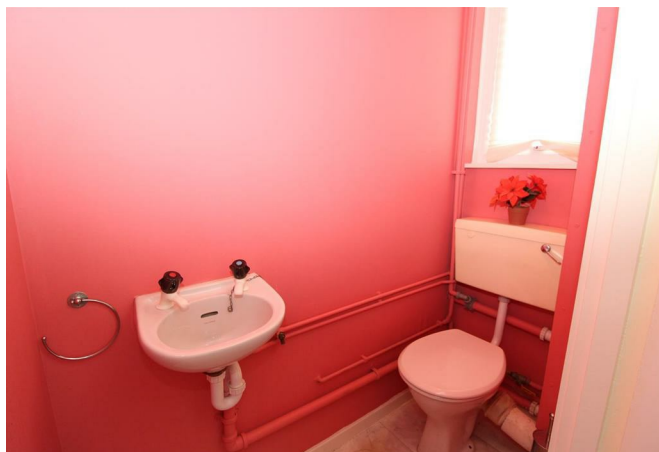
4.11 x 2.70

Bedroom

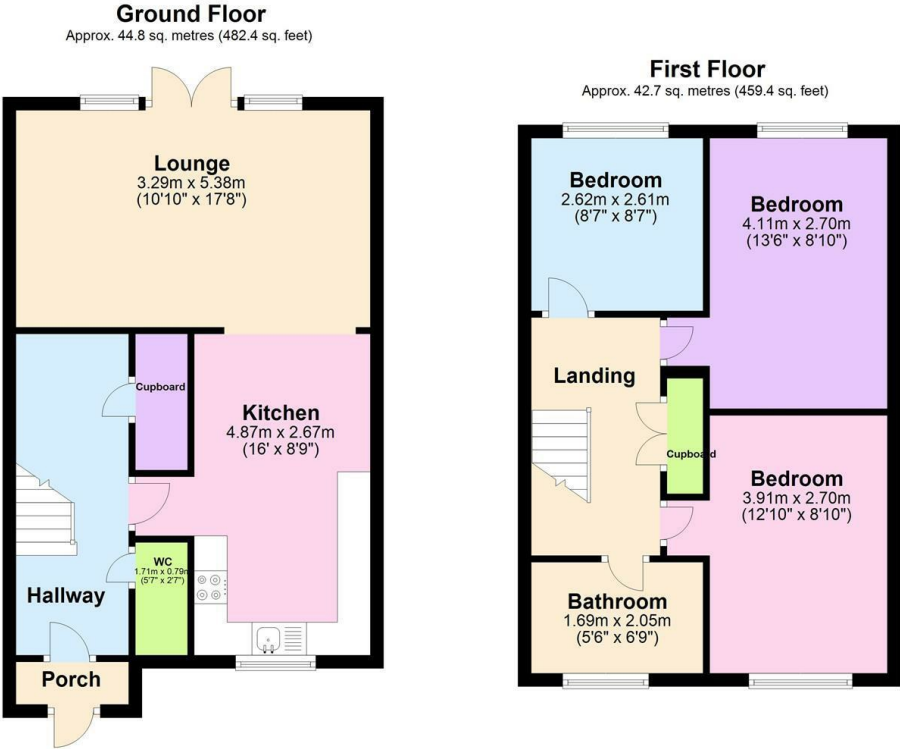
2.62 x 2.61

Family Bathroom

1.69 x 2.05



# Floor Plan



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

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.

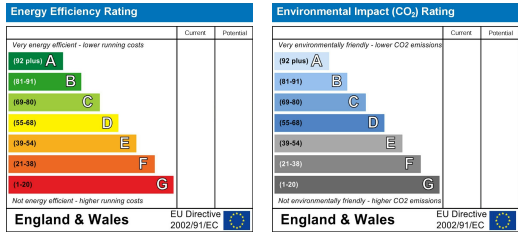
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

# Location Map



# EPC



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