




SHORTLAND
HORNE

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183

185

Melbourne Road
Earlsdon CV5 6JF

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ZERO DEPOSIT SERVICE OFFERED* AVAILABLE EARLY OCTOBER A two bedroom terraced property located in the popular area of Earlsdon benefitting from double glazing and gas central heating throughout. Comprising of two reception rooms, fitted kitchen with fridge/freezer, cooker, gas hob, washing machine, ground floor part tiled white suite family bathroom and two double bedrooms. Other features include a low maintenance front garden and a lawned rear. Families yes. Professional sharers yes. Students yes. Pets no. UNFURNISHED. Energy rating D.

£625 rent in advance

£720 deposit

selling quality
property since 1995

Custom text box



[®]**O** **ZERO
DEPOSIT.
COM**



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Dimensions

GROUND FLOOR

Lounge

3.35m x 4.32m

Dining Room

3.35m x 3.35m

Kitchen

1.83m x 3.07m

Bathroom

1.83m x 1.52m

FIRST FLOOR

Bedroom One

3.35m x 3.76m

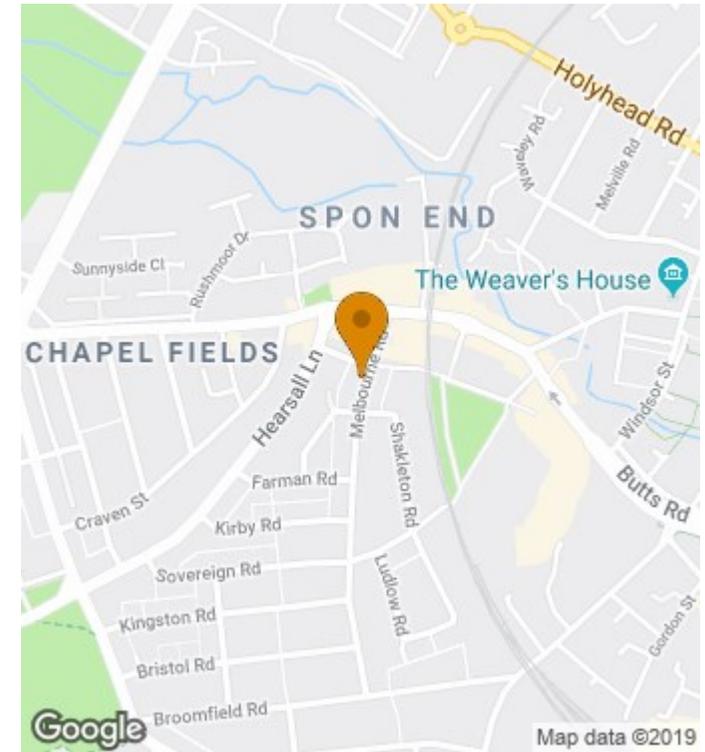
Bedroom Two

3.35m x 3.68m



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.

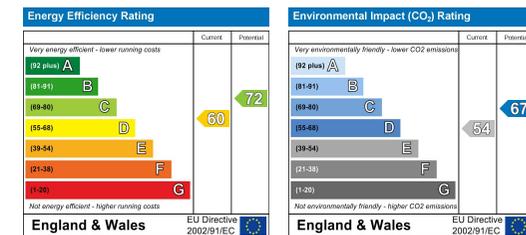
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

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



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