



  
**SHORTLAND  
HORNE**

Trusted  
Property Experts

SIMILAR  
PROPERTIES  
REQUIRED

30

28

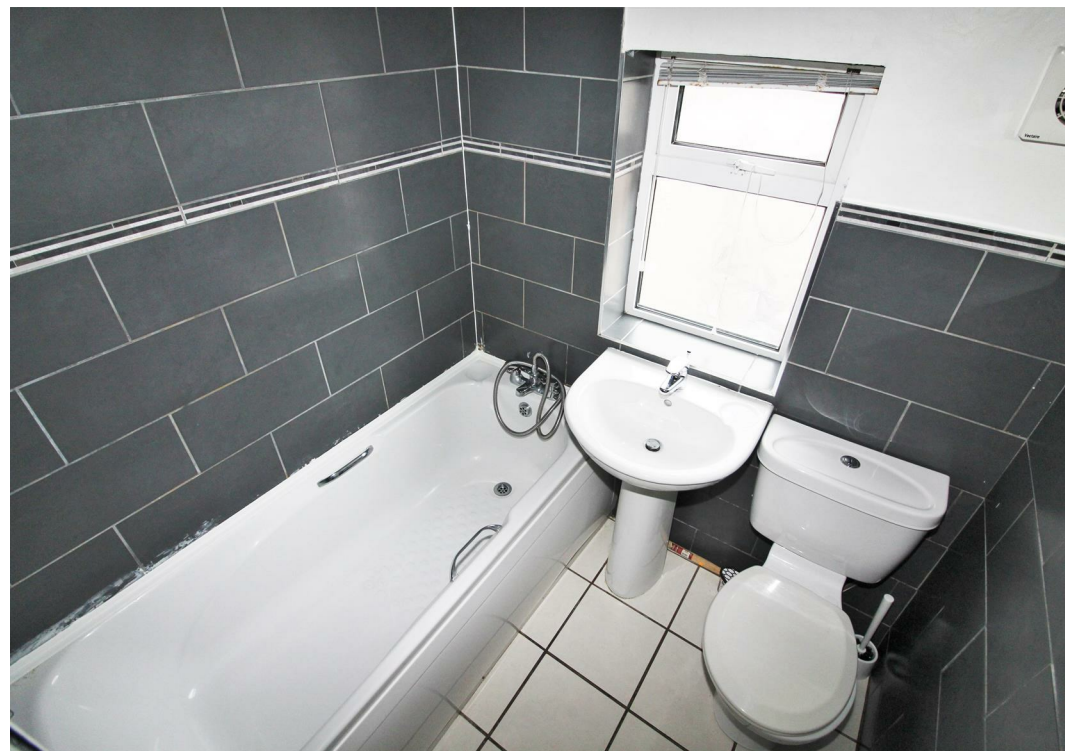
**Botoner Road**  
CV1 2DA

## Botoner Road CV1 2DA

**\*ZERO DEPOSIT SERVICE OFFERED\*** A furnished four bedroom two bathroom house near to Coventry University and Coventry city centre. The accommodation briefly comprises of ground floor lounge, fitted kitchen, walk in wet room, double bedroom, three further double bedrooms to the first floor and bathroom. The property benefits from gas central heating, double glazing, enclosed rear garden and driveway to front. No DSS.

**selling quality**  
property since 1995





*Custom text box*



## 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

