




SHORTLAND
HORNE

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Bolingbroke Road
CV3 1AQ

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A spacious three bedroom home, situated in a prime location a few minutes drive to Coventry University and the City Centre.

This property comprises: entrance hall, lounge, separate dining room and a well equipped kitchen and downstairs shower room. Upstairs are three bedrooms and bathroom. EPC Rating D.

VIEWING THIS PROPERTY

For the safety of our staff we are only conducting limited viewings where there is a high probability that the prospective tenant will take the property. We are following guidelines by the government and ARLA Propertymark to ensure compliance is adhered to regarding the current pandemic.

After viewing the property details / photo's online and viewing a video tour where possible, we ask that you complete an application for the property. You will also need to pay the equivalent of one weeks rent as a holding deposit. Once paid the property will be reserved for you until a physical viewing can take place.

After viewing the property if it is not suitable and you do not want to proceed with

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Front Garden

Entrance Hallway

Living Room

4.37m x 3.61m

Dining Room

3.35m (max) x 3.05m

Kitchen

4.62m x 2.06m

Shower Room

2.03m x 1.96m

FIRST FLOOR

Landing

Bedroom One

4.37m x 2.84m

Bedroom Two

3.35m x 3.05m

Bedroom Three

3.61m x 2.06m

Bathroom

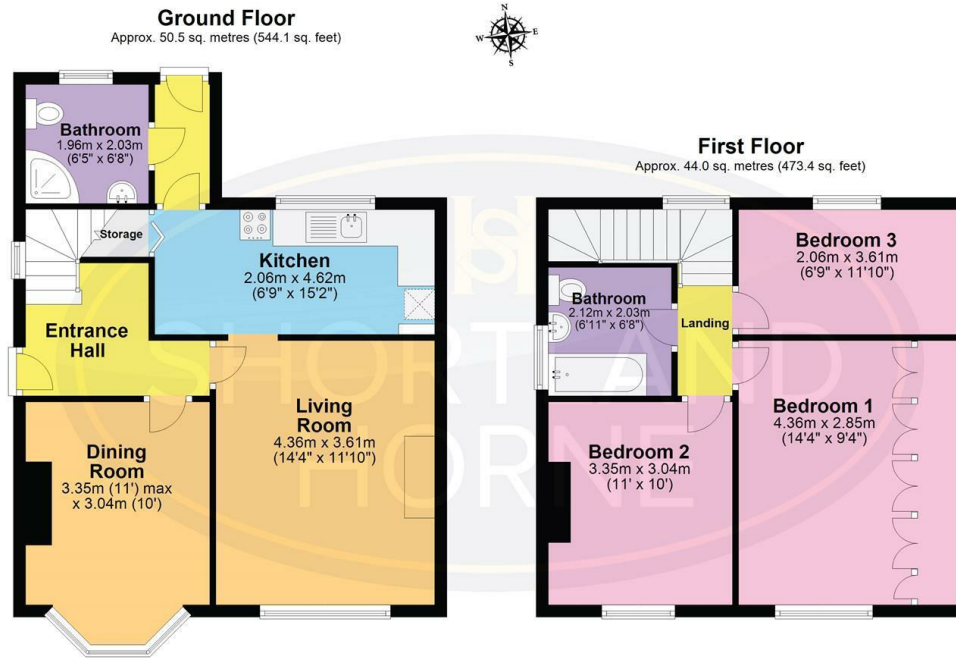
2.11m x 2.03m

OUTSIDE

Rear Garden

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Floor Plan



Ground Floor
Approx. 50.5 sq. metres (544.1 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.4 sq. feet)

Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: sq ft

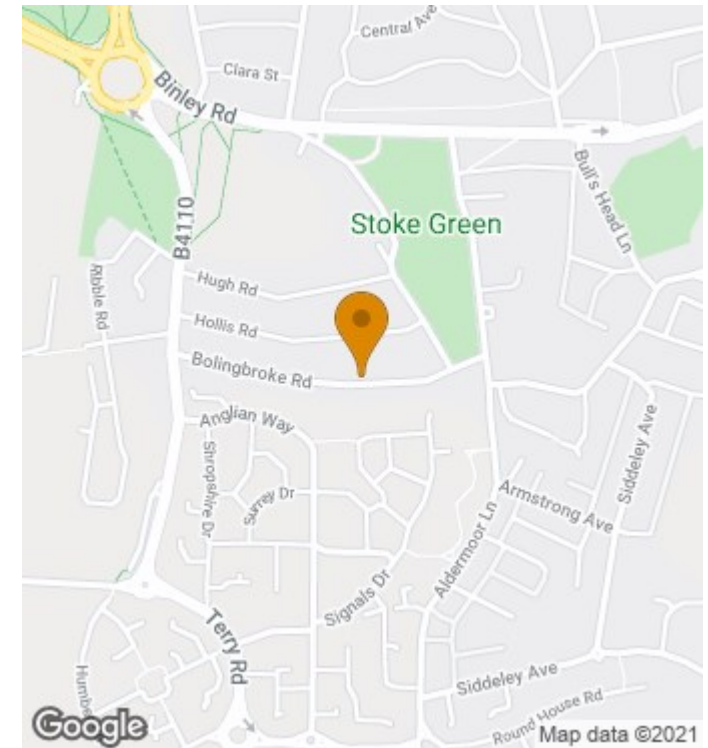
Disclaimer

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

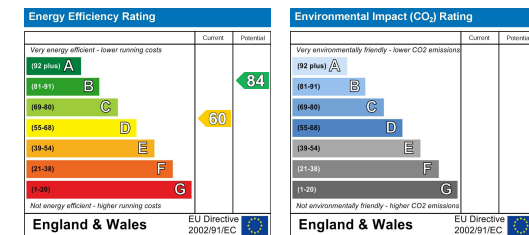
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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