



17 Horse Shoe Road, Longford, Coventry, CV6 6JY

Asking Price £160,000



Two Bedroom Semi-detached house

Close to local amenities and ask to major motorway links

Lounge

Kitchen/Diner

Two Bedrooms

First floor Bathroom

Front and Rear Gardens

Possible off-road parking to the front

In need of Updating

Vacant Possession

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

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Accommodation comprises

Ground Floor

Entrance

UPVC Double glazed door into:

Lobby

with door to:

Lounge

4.5m (14' 9") approx x widest 4.0m (13' 1")

approx - 2.9m min (9' 6") approx

UPVC double glazed bay window to the front. Central heating radiator. Stairs leading off the the first floor. Storage cupboard and door into:

Kitchen/Diner

2.4m (7' 10") approx x 4.0m (13' 1") approx

With ample wall and base units and work tops over. Stainless steel sink unit with mixer tap

First Floor

Landing

With access to the loft. UPVC double glazed window to the side. Storage cupboard housing hot water tank. Doors leading off to all rooms.

Bedroom 1

3.3m (10' 10") approx x 4.0m (13' 1") approx

UPVC double glazed window to the front.

Central heating radiator. Built in wardrobes

Bedroom 2

3.6m (11' 10") approx x 2.2m (7' 3") approx

UPVC double glazed window to the rear. Central heating radiator

Bathroom

2.0m (6' 7") approx x 1.7m (5' 7") approx

With low lever WC, wash hand basin. Panelled bath with electric shower over. Tiled walls. Central heating radiator. UPC double glazed window to the rear

Outside

Gardens

Front Garden: Being laid to lawn with borders. Possible off road parking Rear Garden: Having slabbed garden area. Wooden fencing o both sides and rear. Mature bushes and borders.



Pedestrian side access via wooden gate

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS

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.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

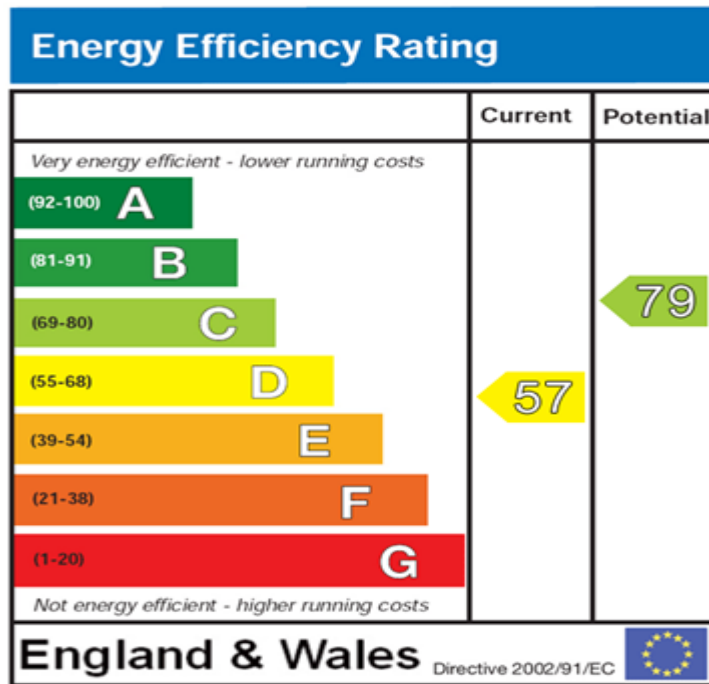
TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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