

Floor Plan

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<p>Approximate total area* 897 ft²</p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		68 50	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans
are for guidance purposes only and are approximate.

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

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.

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Nuffield Road
CV6 7JA



£200,000

Bedrooms 3
Bathrooms 1

This well-presented three-bedroom end-of-terrace home is located within a popular and well-established residential area, conveniently positioned close to a range of local shops, schools, transport links, and everyday amenities. The property has been well maintained and is presented in good condition throughout, making it an excellent choice for first-time buyers, growing families, or those looking for a practical and comfortable home in a convenient location. Further benefits include double glazed windows throughout and a gas central heating system, with the boiler installed in 2022, offering both efficiency and peace of mind.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway, providing access to the main living areas. The lounge offers a comfortable and versatile space for everyday living and relaxation, while the kitchen is well laid out and functional, with direct access to the rear garden. A useful ground floor WC, accessible from the garden, adds further practicality, particularly for family life and outdoor use. To the rear of the property, there is a substantial storage room with power, ideal for use as a workshop, utility space, or for additional storage.

Upstairs, the first floor comprises three well-proportioned bedrooms, offering flexibility for family living, guests, or home working. The family bathroom completes the accommodation and is neatly presented, serving all bedrooms. Externally, the property benefits from both front and rear gardens, providing outdoor space to enjoy throughout the year. The rear garden offers a private setting with access to the storage area, enhancing the overall functionality of the home.



GROUND FLOOR				
Hall			Bedroom 3	9'8 x 7'2
Living Room	12'9 x 12'3		Bathroom	5'10 x 5'4
Kitchen	11'3 x 12'8		OUTSIDE	
FIRST FLOOR			Storage Shed	12'7 x 12'5
Landing			Office space	8'1 x 4'11
Bedroom 1	11'4 x 9'6		Rear Garden	
Bedroom 2	11'1 x 8'2		Garden	