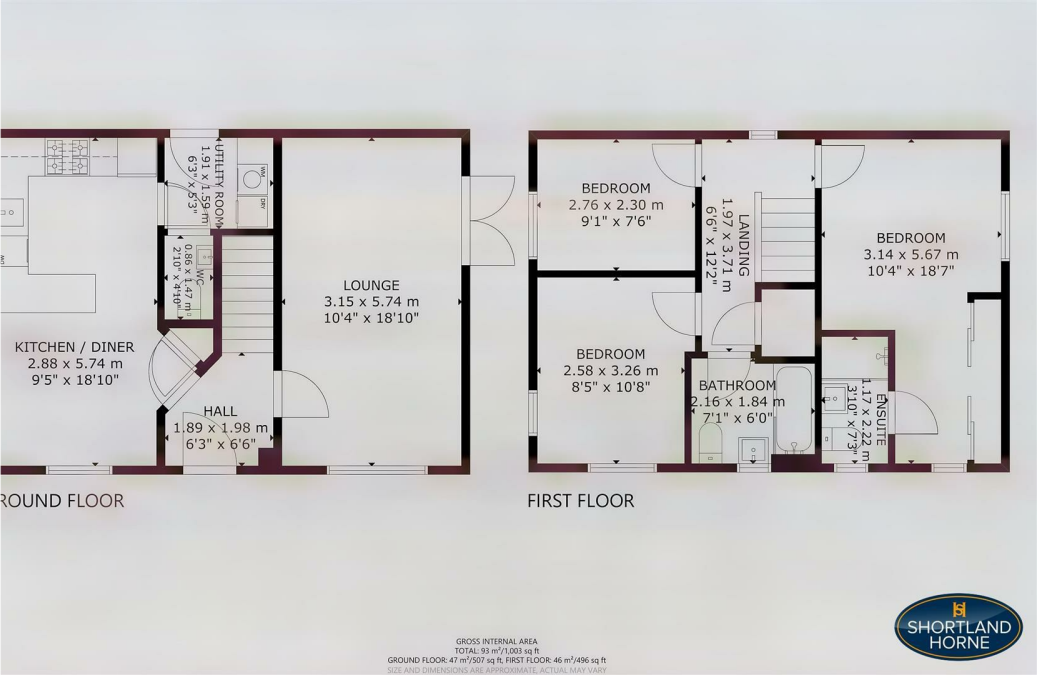
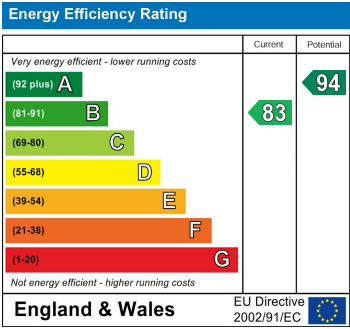


Floor Plan



EPC



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.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

George Ebburn Close
CV2 2PL



£290,000 | Bedrooms 3
Bathrooms 2

One of the immediate attractions of this property is its exceptional location, with views of a lovely children's park and convenient proximity to the motorway, just a 5-minute drive away. This offers unparalleled convenience for commuting and travel.

The ground floor presents two generously proportioned living spaces that span the entire length of the home. On one side, you'll find a spacious dual-aspect living room, illuminated with natural light from a window and French doors. There's ample space for lounging, perfect for unwinding while catching up on your latest Netflix series while dinner is being prepared in the kitchen. The French doors open to the garden, providing an excellent setting for alfresco dining. A door separating this versatile family space from the hallway creates an ideal layout for pet owners. Across the hall lies the heart of the home: a kitchen/dining room that offers all the advantages of open-plan living, with the added convenience of a utility room to keep clutter out of sight. The kitchen features inset spotlights, abundant workspace for meal preparation, a built-in oven, a four-ring gas hob, and a dishwasher, along with space for a tall fridge/freezer. The utility/laundry room is

George Ebburn Close is a double-fronted residence featuring a detached garage, and it strikes a harmonious balance in both its exterior and interior design. Situated in the serene 'Shilton Place' development, just off Shilton Lane, this home was constructed in 2017 and still benefits from over 3 years of NHBC warranty, assuring your peace of mind. Better still, the property is offered for sale with No Onward Chain.



GROUND FLOOR		Bedroom One	18'7 x 10'4
Hall	6'6 x 6'3	En-Suite	
Lounge	18'10 x 10'4	Bedroom Two	10'8 x 8'5
Kitchen/Diner	18'10 x 9'5	Bedroom Three	9'1 x 7'6
Utility	6'3 x 5'3	Family Bathroom	7'1 x 6'
WC	4'10 x 2'10	OUTSIDE	
FIRST FLOOR		Garage	
Landing		Rear Garden	