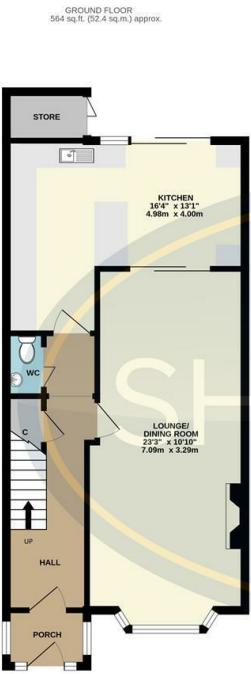


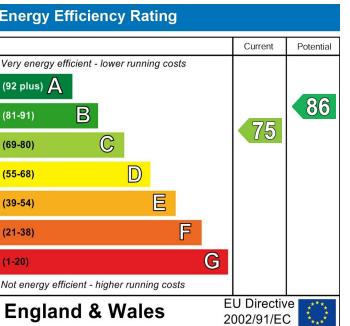
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The site has not been surveyed and dimensions have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



Shortland Horne Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

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

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Avon Street
Stoke CV2 3GQ



£250,000 Offers Over

**Bedrooms 3
Bathrooms 1**

BEAUTIFULLY PRESENTED TERRACED HOME | THROUGH LOUNGE, DINING KITCHEN | WC | THREE BEDROOMS | SHOWER ROOM | NEW PORCH | OFF ROAD PARKING | LOW MAINTENANCE REAR GARDEN | SUMMER HOUSE | GARAGE

Wow! You don't see houses like this everyday. Every room in this property has been recently decorated to a high standard so that you can just move straight in.

Park your car on the block paved drive and lock the gate. Enter the house via the BRAND NEW PORCH and you are home. The hallway is bright and welcoming. Hang your coat up and step into the lounge which is newly carpeted and has fashionable white plantation shutters for privacy.

Sliding doors at back of the room lead out to the well-presented kitchen. Featuring a good range of clean cream wall and base units with solid granite worktops with a central workstation providing space for washing machine and dishwasher underneath. Patio doors lead out to the newly hard landscaped rear garden with attractive limestone paving, artificial lawned areas and steps with iron railings leading to the newly built summer house and garage.

Back in the house go through the kitchen door to the hallway noticing the handy understairs W.C.

Upstairs there are two good sized double bedrooms and a single room with cupboard housing the recently installed combination boiler. The bathroom has been recently refitted with walk in shower and smart grey vanity unit housing the W.C. and wash basin.

To the rear of the property there is a concrete sectional garage with up and over front door accessed from Honiton Road.

Call now to book your viewing of this ideal family home.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Looking for a property to buy

Parking Arrangements: Driveway

EPC Rating: C

Total Area: Approx. 1160 Sq. Ft



GROUND FLOOR

Porch

Hall

Lounge/Dining Room

23'3 x 10'10

Kitchen

16'4 x 31'1

WC

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

OUTSIDE

Garage

Rear Garden

Driveway

11'5 x 8 (to wardrobe)

11'5 x 8'4 (to wardrobe)

8'6 x 6'6

16'2 x 15'1