Floor Plan



Floor 0



Floor 1

Approximate total area(1)

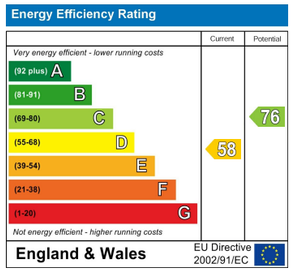
896 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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Dartmouth Road

CV2 3DQ











£239,995 Asking Price | Bedrooms 3 Bathrooms 1





An attractive and deceptively spacious three-bedroom home, offering a well-arranged accommodation over two floors. This appealing property provides a wonderful balance of reception and bedroom space, making it an ideal purchase for first-time buyers, growing families and those seeking a home with versatile living accommodation.

The ground floor welcomes you via an entrance hallway, leading through to a separate living room, providing a comfortable and inviting space in which to relax. To the rear, the kitchen/dining room extends to an impressive size, offering a practical and sociable environment with ample space for everyday dining and entertaining.

The first floor continues to impress, with three bedrooms arranged around a central landing. The principal bedroom measures approximately.

Overall, this is a well-proportioned and versatile home, offering three bedrooms, separate reception accommodation and a generous kitchen/dining room. Ideally suited to a variety of buyers, the property represents an excellent opportunity to acquire a comfortable home with plenty of practical living space.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Hallway

Lounge Dining Room

Kitchen Dining Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom