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Property Experts



Brookside Avenue  
CV5 8AB

## Brookside Avenue CV5 8AB £1,350 Per Month £1,557 Deposit

Shortland Horne are pleased to offer this refurbished three bedroom end terraced property, ideally situated within the popular residential area of Whoberley. The property is conveniently located close to a range of local amenities, well regarded schools, bus routes and provides excellent access to the A45 linking to the motorway network.

The accommodation briefly comprises an entrance hall, front reception room with bay window, modern open plan kitchen/diner, fitted with a range of base and eye level units, four ring electric hob with oven below and double doors opening onto the rear garden.

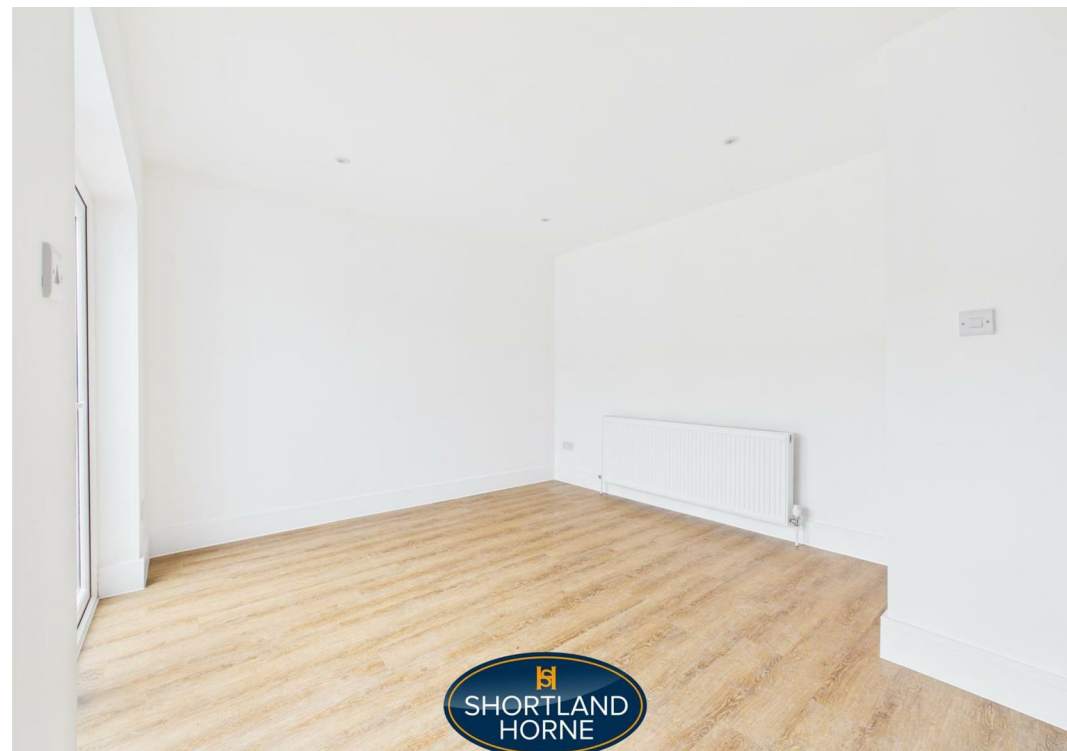
To the first floor are two well proportioned double bedrooms, a further single bedroom and a newly fitted family bathroom with matching white suite.

Externally, the property benefits from a front driveway providing off road parking while the rear offers a lawned garden.

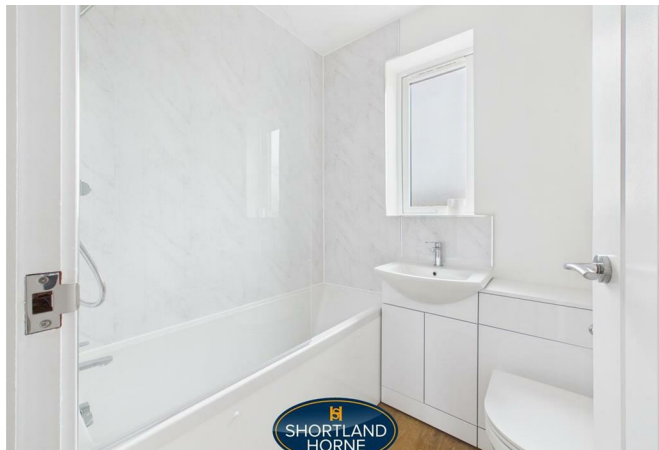
AVAILABLE FROM 18TH SEPTEMBER | EPC  
RATING: D | COUNCIL TAX BAND: B

**selling quality**  
property since 1995

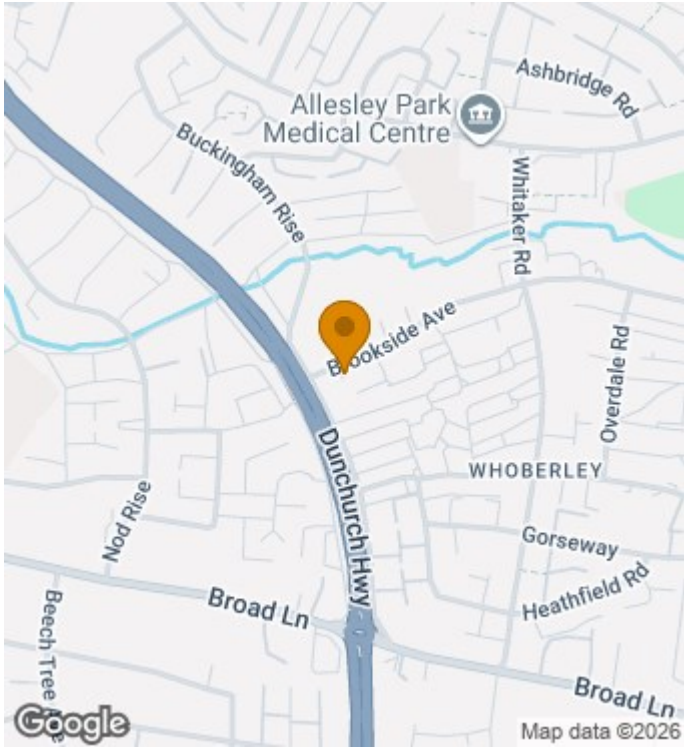




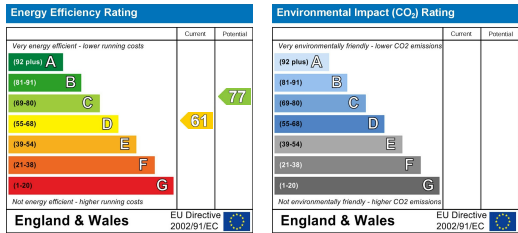




## Location Map



## 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.



☎ 02476 222 123

✉ lettings@shortland-horne.co.uk 📧 @ShortlandHorne

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