



SH  
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Property Experts

Lammas Road  
Coundon CV6 1AL



# Lammas Road

## CV6 1AL

\* VASTLY IMPROVED & IMMACULATELY PRESENTED DOUBLE BAYED TERRACE \* GAS CH WITH 2023 BOILER & DOUBLE GLAZED \* FULL WIDTH DINING OPEN PLAN FITTED KITCHEN \* 3 WELL PROPORTIONED BEDROOMS \* REFURBISHED BATHROOM WITH SHOWER \* VIEWING HIGHLY RECOMMENDED

Nestled in this cul de sac along Lammas Road, Coundon, this immaculately presented double bayed terrace house has been virtually replastered and provides a delightful blend of modern living and classic appeal. As you step inside, you are greeted by a storm porch entrance through to the entrance hall with cloakroom to the spacious bayed windowed lounge, full width open plan fitted kitchen with hob and oven and breakfast bar separating the dining area perfect for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests with two of the bedrooms having full length built in wardrobes. Each room is designed to maximise comfort and light, ensuring a warm and inviting atmosphere throughout the home. The landing provides access to the loft space with pull down ladder and refurbished bathroom with contemporary white suite and shower.

Outside, the brick pavior foregarden adds to the property's curb appeal, creating a welcoming entrance and having rear vehicular car access. This home is not only aesthetically pleasing but also practical, making it an ideal choice for families or professionals alike.

With its prime location within easy access of the city centre and the superb presentation, viewing this property is highly recommended. Don't miss the opportunity to make this lovely house your new home.

selling quality  
property since 1995





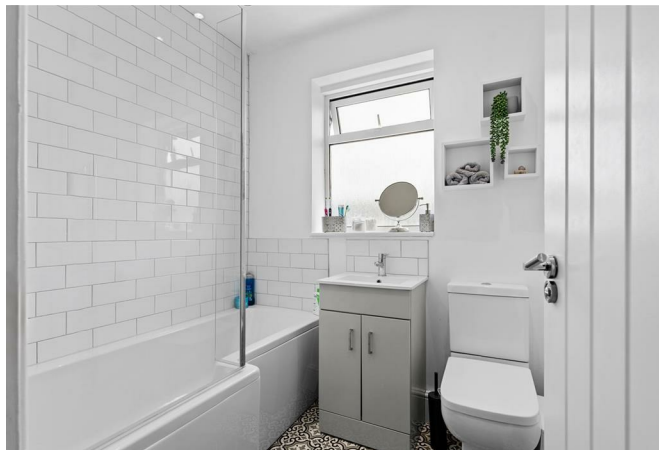




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## Dimensions

STORM PORCH  
ENTRANCE

BRICK PAVIOUR  
FOREGARDEN

ENTRANCE HALL  
CLOAKROOM

ENCLOSED FULLY  
FENCED REAR  
GARDEN

ATTRACTIVE BAY  
WINDOWED LOUNGE  
4.57 x 3.35

VIEWING HIGHLY  
RECOMMENDED

DINING/ OPEN PLAN  
FITTED KITCHEN  
3.23 x 5.45

UTILITY/ LOBBY  
WITH PLUMBING

LANDING

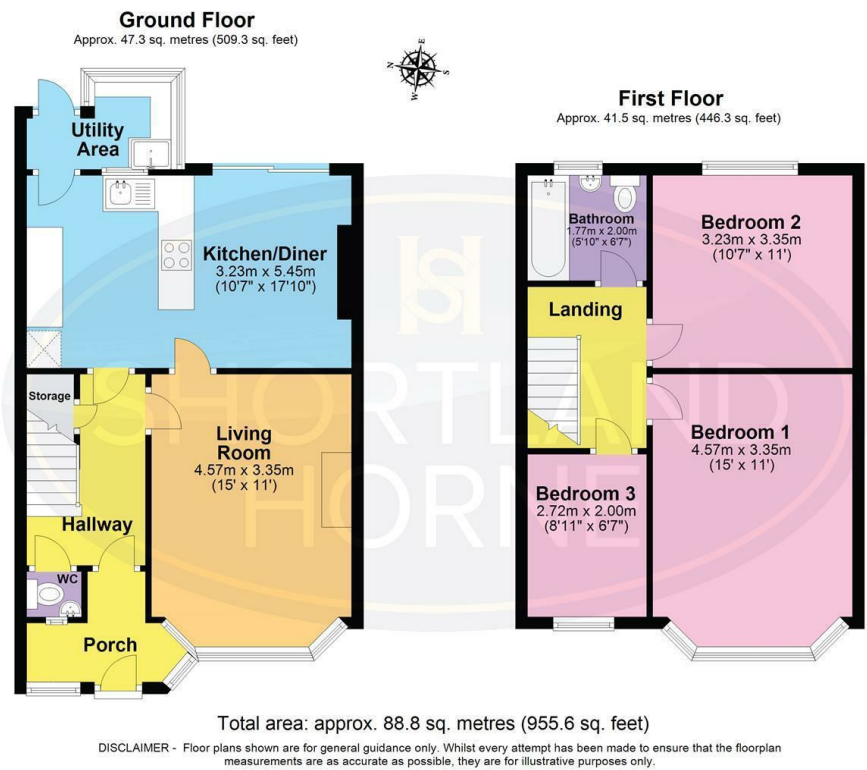
BEDROOM ONE  
4.57 x 3.35

BEDROOM TWO  
3.23 x 3.35

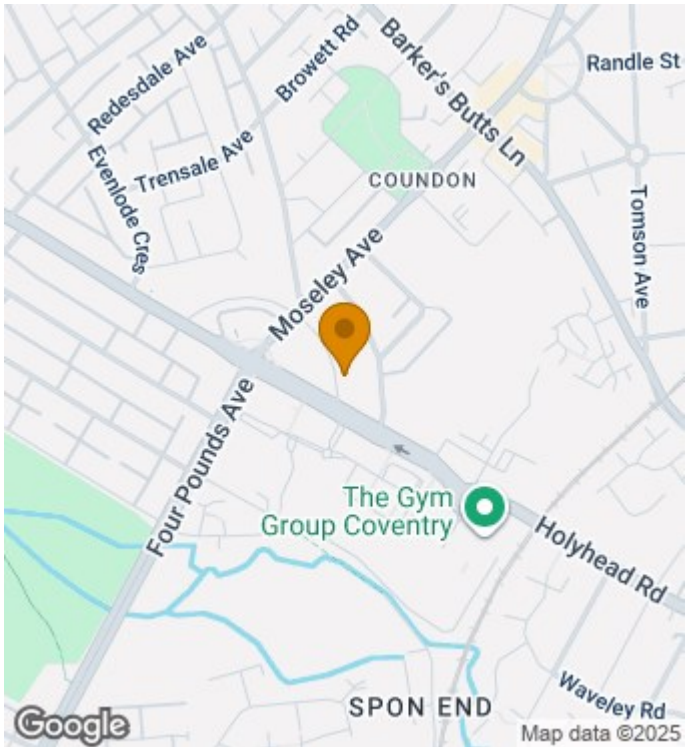
BEDROOM THREE  
2.72 x 2.00

REFURBISHED  
BATHROOM WITH  
SHOWER  
1.77 x 2.00

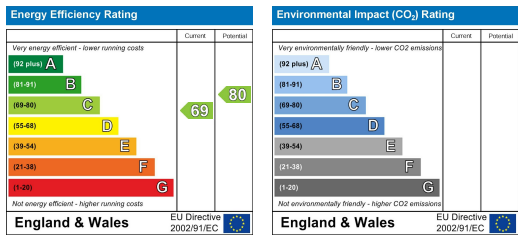
# Floor Plan



# Location Map



# EPC



Total area: 955.00 sq ft

**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  
shortland-horne.co.uk Shortland-Horne

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