



Trusted  
Property Experts

Alfriston Road  
Finham CV3 6FG



# Alfriston Road

CV3 6FG

\* THREE BEDROOM TERRACED FAMILY HOME \* SOUGHT AFTER RESIDENTIAL LOCATION \* FINHAM PARK SCHOOL CATCHMENT AREA \* 3 DOUBLE BEDROOMS \* SPACIOUS LOUNGE AND SEPARATE DINING ROOM \* SPACIOUS REAR GARDEN \* VIEWING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN \*

Shortland Horne are pleased to offer to market this superbly sized three bedroom terraced family home in a quiet cul-de-sac location offered for sale with no onward chain.

Alfriston road is conveniently located in a quiet cul-de-sac in this sought after residential location of Finham and is within close proximity to local shops and bus services into the city centre as well as local road networks to the A45 & A46 and Baginton & Stoneleigh villages.

The accommodation in brief comprises of; Entrance Porch, WC, Spacious Lounge and Separate Dining Room with patio doors overlooking the private rear garden. The kitchen benefits from a range of wall and base units and integrated appliances incorporating inset four ring electric hob with stainless steel fan/light over and space for further appliances.

To the first floor you will find three superbly sized double bedrooms and a family bathroom.

Externally to the front of the property there is direct access via driveway to the internal garage and to the rear is a well maintained private garden.

Please be advised that the property has electric storage heaters.

#### GOOD TO KNOW:

Tenure: Freehold.

Vendors Position: No Onward Chain.

Parking Arrangements: Driveway & Garage.

EPC Rating: E.

Council Tax Band: C.

Total Area: Approx: 1206 Sq. Ft









## Dimensions

**Porch**

**Lounge**

3.14m x 5.29m

**Dining Room**

2.95m x 2.99m

**Kitchen**

2.79m x 2.98m

**W/C**

**FIRST FLOOR**

**Bedroom One**

2.59m x 4.43m

**Bedroom Two**

3.21m x 3.43m

**Bedroom Three**

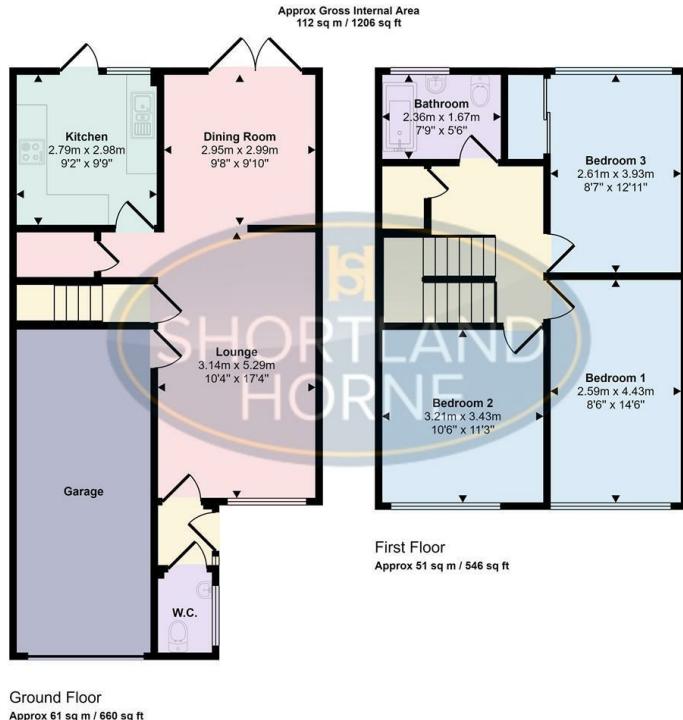
2.61m x 3.93m

**Family Bathroom**

2.36m x 1.67m

**Garage**

## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Total area: 1206.00 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

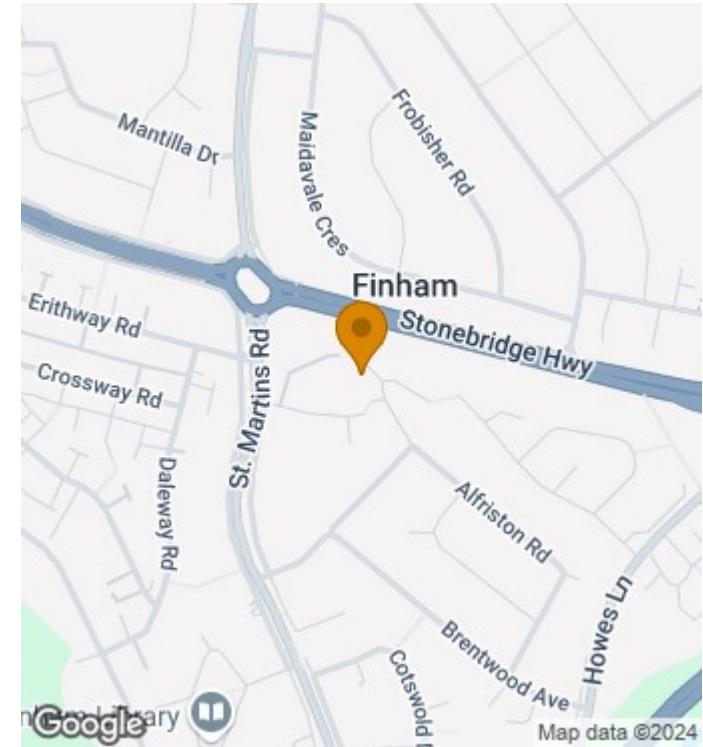
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

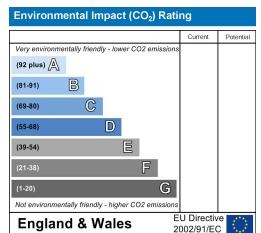
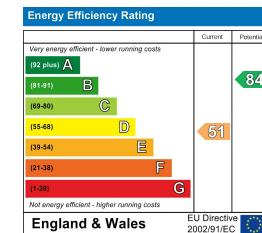
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

## Location Map



## EPC



02476 222 123

[sales@shortland-horne.co.uk](mailto:sales@shortland-horne.co.uk)

[shortland-horne.co.uk](http://shortland-horne.co.uk)

@ShortlandHorne

Shortland-Horne

Trusted  
Property Experts