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Gretna Road
Finham CV3 6DP

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Beautifully Renovated Three-Bedroom Family Home | Stylish Throughout | Garage | Ready to Move Into

Having been thoughtfully and comprehensively renovated to a high standard throughout, this beautifully presented three-bedroom terraced home offers stylish, contemporary living that is ideal for first-time buyers, growing families or those simply looking for a property that is ready to move straight into.

The accommodation begins with a welcoming entrance hallway, leading to a bright and spacious front living room, perfect for relaxing after a busy day. To the rear of the property is an impressive open-plan lounge and dining room, creating a fantastic social space for entertaining family and friends, with direct access into the modern fitted kitchen. The kitchen has been finished to an excellent standard with a contemporary range of units and ample worktop space, while a convenient ground floor bathroom completes the downstairs accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom that would also make an ideal nursery, home office or dressing room. A stylish family bathroom serves the first floor and has been finished with modern fixtures and fittings to complement the quality seen throughout the home.

Externally, the property benefits from a garage, providing secure parking, additional storage or workshop potential, together with outdoor space perfect for enjoying the warmer months.

Having undergone extensive refurbishment, this superb home combines modern finishes with spacious accommodation, making it an excellent opportunity for buyers seeking a property where all the hard work has already been done. Early viewing is highly recommended to fully appreciate the quality of finish, generous living space and excellent value this fantastic home has to offer.

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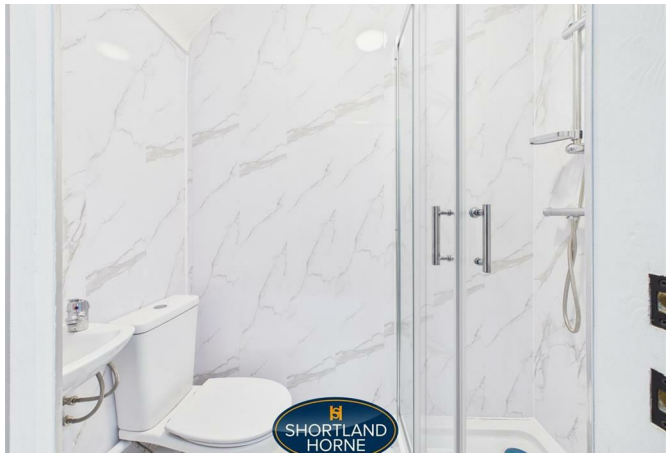

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Dimensions

GROUND FLOOR

Entrance Hallway
4.14m x 1.75m

Living Room
4.27m x 3.45m

Lounge/Diner
4.06m x 3.30m

Kitchen
4.19m x 1.93m

Shower Room

FIRST FLOOR

Bedroom One
4.09m x 3.38m

Bedroom Two
4.50m x 3.18m

Bedroom Three
2.82m x 2.11m

Bathroom
1.63m x 1.96m

OUTSIDE

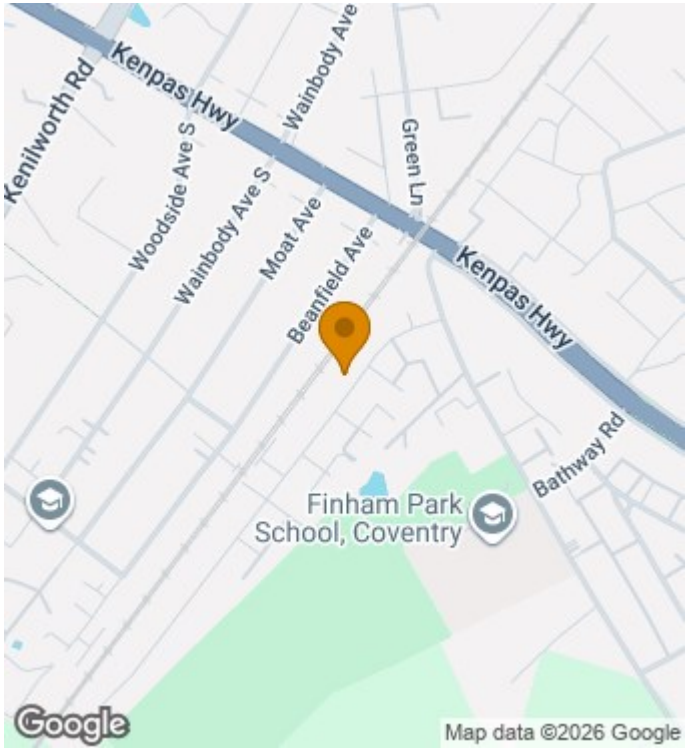
Garage
5.44m x 3.07m

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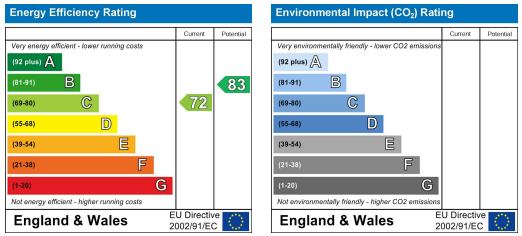
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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