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**Anchorway Road
Finham CV3 6JG**

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A FANTASTIC THREE BEDROOM TERRACE PROPERTY WITH A STUNNING KITCHEN/DINER SET WITHIN THE FINHAM PARK SCHOOL CATCHMENT AREA, CLOSE TO JAGUAR LANDROVER & THE MOTORWAY NETWORK.

This three bedroom mid terrace family home which is situated in the highly sought after location of Anchorway Road, Finham set over three floors and finished to a high standard by the current owners.

The ground floor offers an entrance porch, an hallway with doors leading off to a lounge and modern fitted kitchen/diner which is a real show stopper with granite worktops, lovely skylights, Bi-Fold doors opening out to the garden and integrated appliances.

On the first floor you will find two double bedrooms and a family bathroom. From the first floor you take a secondary staircase up to the third double bedroom which features en-suite facilities.

To the front of the property is a low maintenance walled garden and to the rear is a fully enclosed lawned garden with access to a single garage.

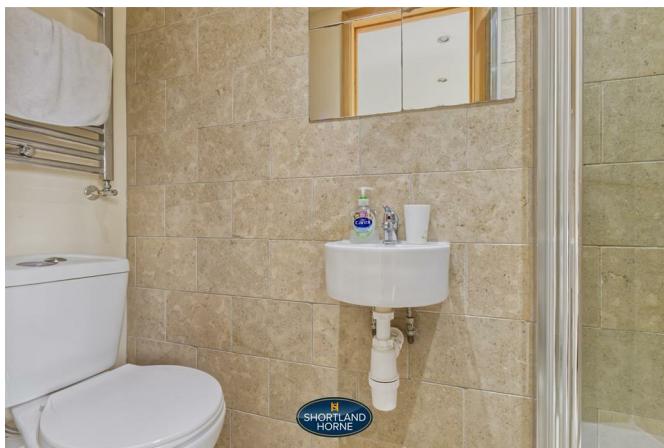
This property really must be viewed to appreciate what there is to offer.







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Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Lounge

3.45m x 3.38m

Extended

Kitchen/Dining Room

6.25m x 4.29m

FIRST FLOOR

Bedroom One

3.45m x 3.38m

Bedroom Two

2.69m x 2.36m

Family Bathroom

SECOND FLOOR

Bedroom Three

4.98m x 2.24m

En-Suite

OUTSIDE

Garage

Floor Plan



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

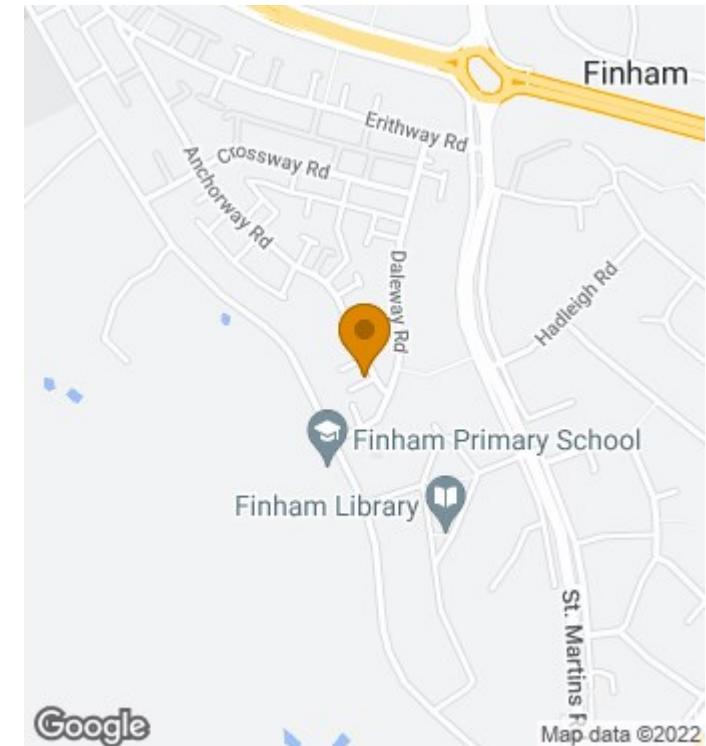
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Google

EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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