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Peregrine Way
CV34 6WP

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Shortland Horne are proud to present this detached two bedroom, two bathroom house. The property boasts a garage, landscaped garden and driveway for two cars. The property is situated on the outskirts of Leamington Spa. Close to motorway links for the M40 and A46

The property briefly comprises of entrance hallway, with down stairs w.c, a large bright living room. Kitchen/diner has space for dining table with patio doors to garden. Kitchen is fitted with high gloss units and integrated appliances. Private enclosed low maintenance garden with patio area .

Stairs to first floor where you have a large double bedroom to the front of the property with built in wardrobes, en-suite bathroom with bath.

Second double bedroom to the rear with built in wardrobes and en-suite shower, the property has been newly decorated through out to a high standard in a neutral colour scheme. The property is available from early April 2023. Council Tax band D and EPC rated B. Pet Friendly 360° TOUR AVAILABLE

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Dimensions



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

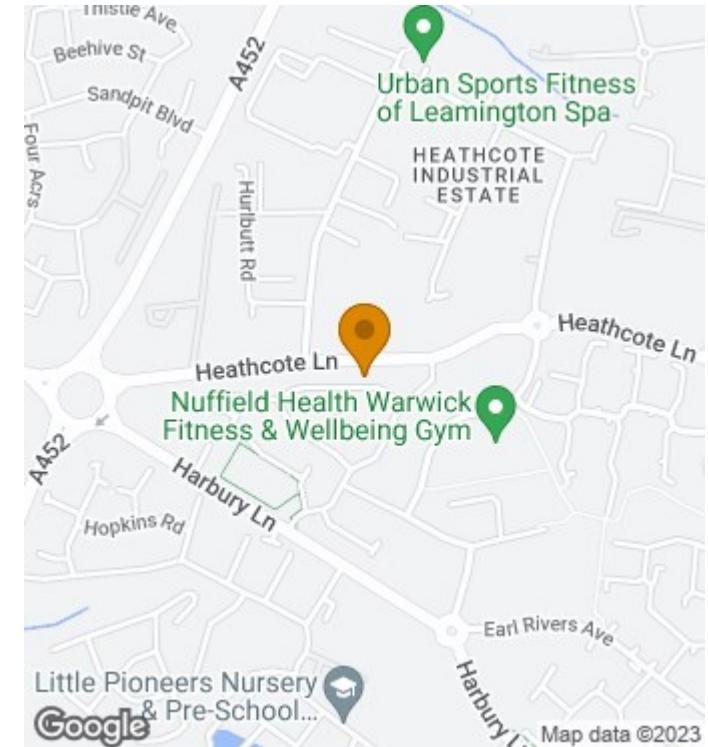
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

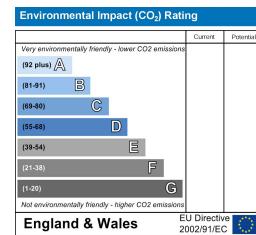
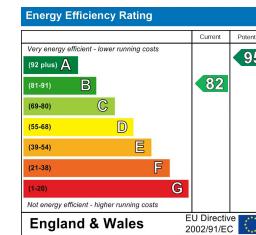
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



EPC



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