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Property Experts



Gorseway
CV5 8BJ

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* HALLS TOGETHER 3 BEDROOM END TERRACE * IMMACULATLY PRESENTED WITH NO UPWARD CHAIN * REFITTED KITCHEN WITH LAUNDRY ROOM * FULLY TILED BATHROOM WITH SHOWER * DIRECT ACCESS CAR PARKING BAY & REAR CONCRETE GARAGE * VIEWING HIGHLY RECOMMENDED

Nestled in the charming area of Whoberley, just off Wildcroft Road, this immaculately presented three-bedroom end terrace house offers a delightful blend of comfort and modern living. The property boasts a striking double circular bay window, enhancing its appeal and allowing natural light to flood the spacious interiors.

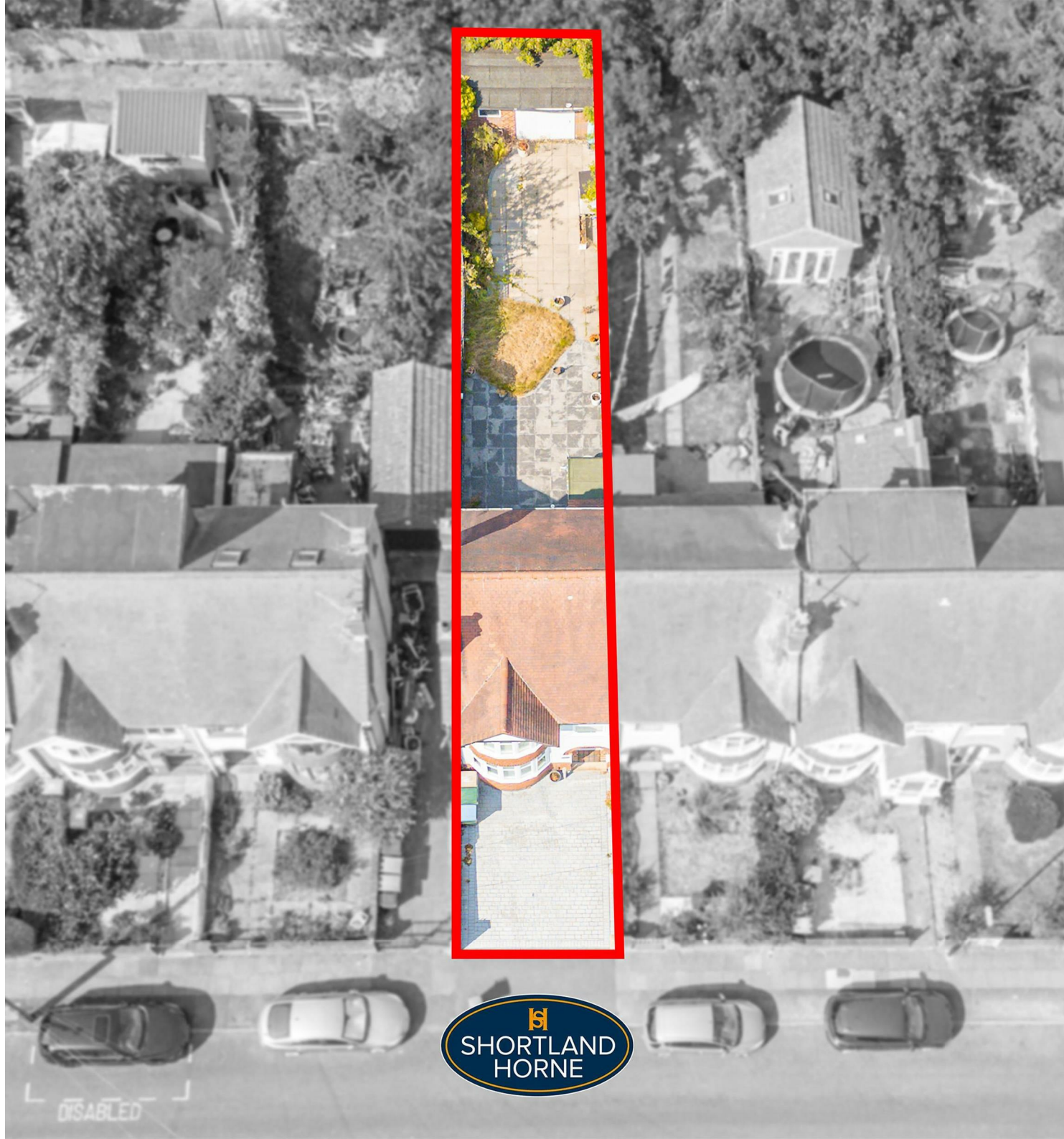
Upon entering, you will be greeted by a welcoming hallway that leads to a spacious through lounge with cast iron coal effect living flame gas fire with double glazed double doors to the enclosed fully fenced rear garden with olive tree!! The refitted kitchen with white fronted wipe free units incorporates a hob and oven, complete with doorway to the laundry room. for domestic appliances.

The three bedrooms are generously sized one with mirrored wardrobes offering plenty of space for relaxation and personalisation. Each room is designed to provide a tranquil retreat, ensuring restful nights and rejuvenating mornings with fully tiled bathroom with p shaped bath and shower.

One of the standout features of this property is the direct access to an imprint car parking bay, providing convenience for residents and guests alike and rear car access to a concrete garage.

With no upward chain, this home is ready for you to move in and make it your own. We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are a first-time buyer or looking for a family home, this delightful house in Gorseway is sure to impress.

selling quality
property since 1995









Dimensions

ENTRANCE HALL
3.73m x 1.65m

**ATTRACTIVE
THROUGH LOUNGE/
DINING ROOM**
7.37m x 3.12m

REFITTED KITCHEN
2.34m x 1.96m

LAUNDRY ROOM
2.36m x 1.19m

LANDING
2.54m x 1.04m

BEDROOM ONE
4.01m x 3.20m

BEDROOM TWO
3.33m x 3.20m

BEDROOM THREE
2.24m x 1.83m

**REFURBISHED
BATHROOM**
1.85m x 1.68m

**DIRECT ACCESS CAR
PARKING BAY**

REAR CAR ACCESS

**FRONT AND FULLY
FENCED EASILY
MAINTAINED REAR
GARD**

NO UPWARD CHAIN

**VIEWING HIGHLY
RECOMMENDED**

 shortland-horne.co.uk

Floor Plan



Total area: 756.00 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

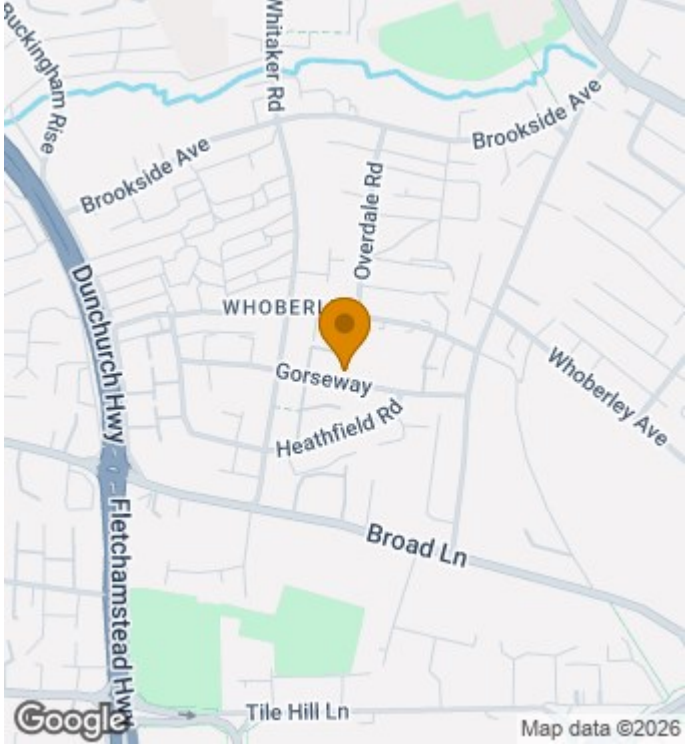
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

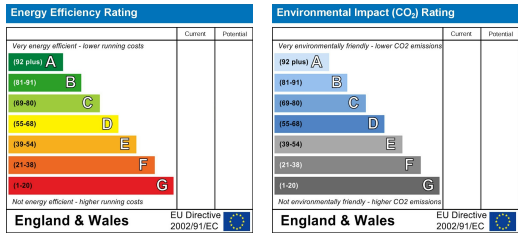
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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