
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Gretna Road
CV3 6DQ

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A much-loved and beautifully maintained three-bedroom mid-terraced family home, offering spacious and versatile accommodation throughout, complemented by tasteful décor, a delightful rear sunroom and the added benefit of a garage to the rear.

Situated within an established and popular residential location, this attractive property has clearly been cherished over the years and presents an excellent opportunity for families, first-time buyers or those looking for a comfortable home ready to make their own.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious dining room featuring an attractive bay window, a separate living room providing a comfortable space to relax, and a well-proportioned fitted kitchen. To the rear, a lovely sunroom provides additional living space with double doors opening out towards the garden, perfect for enjoying the warmer months. A convenient ground floor WC completes the accommodation.

To the first floor, there are three bedrooms, including two generously sized doubles and a third bedroom ideal for a child's room, nursery or home office. A family

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Entrance Hallway
3.45m x 1.78m

Dining Room
3.48m x 3.84m

Living Room
4.67m x 3.23m

Kitchen
4.62m x 2.82m

Sun Room
2.64m x 2.01m

FIRST FLOOR

Bedroom
3.71m x 3.25m

Bedroom
3.51m x 3.30m

Bedroom
2.06m x 2.41m

Bathroom
1.65m x 2.41m

OUTSIDE

Garage
4.88m x 4.93m

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Floor Plan



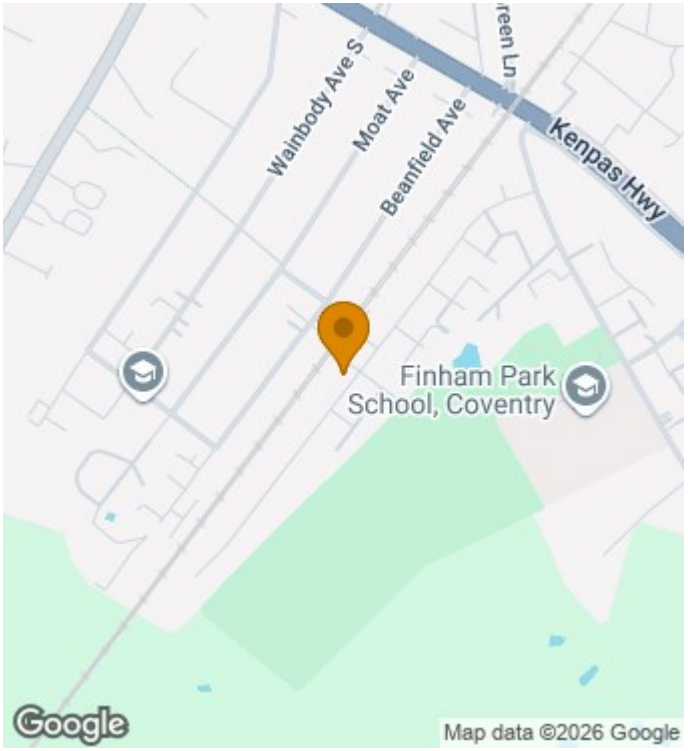
Total area: 1226.00 sq ft

Disclaimer

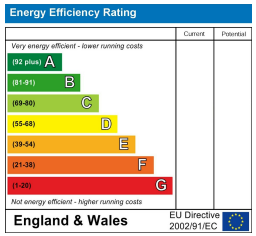
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

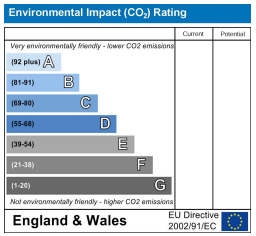
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Location Map



EPC





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