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Baginton Road
CV3 6FU

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A LOVELY 1590SQFT EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN AND WITHIN THE FINHAM PARK SCHOOL CATCHMENT AREA!!

This great three-bedroom semi-detached home has been tastefully decorated and cleverly improved to provide more comfortable family living. Baginton Road is firmly established as one of the most favoured locations in the city and is close to the train station, War Memorial Park and within easy reach to great local schools, the A46 and the A45.

The house has gas fired central heating and double glazing. It affords excellent family accommodation with the ground floor comprising of an entrance porch with doors leading off to a spacious lounge/diner, large conservatory overlooking the garden and a breakfast kitchen with granite worktops with integrated appliances to include Neff double oven, microwave, heating drawer, a Neff induction hob a Neff dishwasher, Bosch fridge/freezer and a space for a washing machine.

On the first floor you will find a family shower room with a separate W/C and three double bedrooms. There is a pull down ladder that leads you to a fully boarded insulated loft with two velux windows.

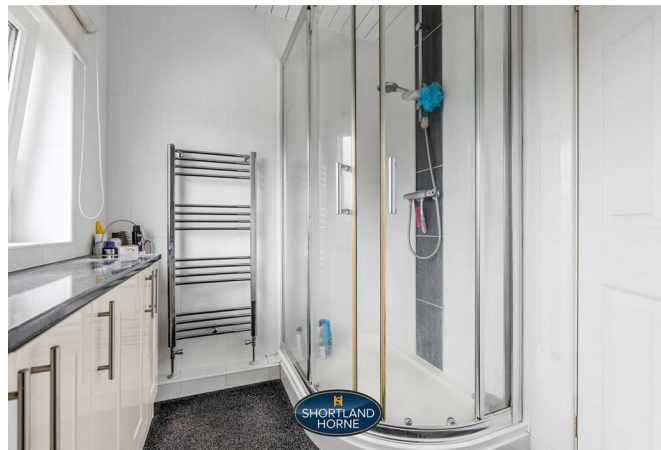
Outside is a driveway is mono paved with space for up five cars with access to a garage. The rear garden is a generous size, fully enclosed with access to a purpose brick built workshop with double glazed windows, power and lighting.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Lounge

6.60m x 5.03m

Kitchen

3.86m x 3.71m

Conservatory

3.94m x 3.33m

FIRST FLOOR

Bedroom One

3.86m x 3.66m

Bedroom Two

3.86m x 2.77m

Bedroom Three

3.63m x 3.05m

Shower Room

W/C

OUTSIDE

Garage

5.03m x 2.59m

Storage/Workshop

Floor Plan



Total area: 1591.00 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

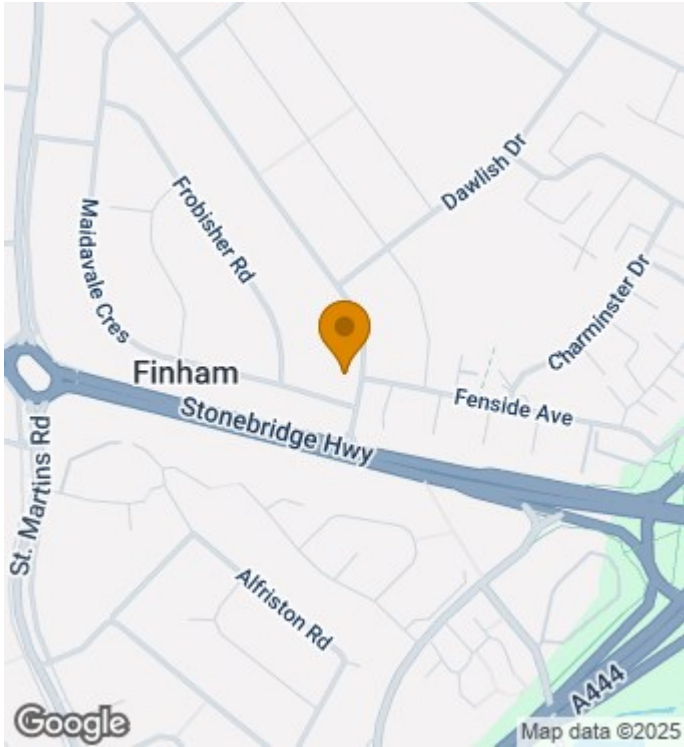
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

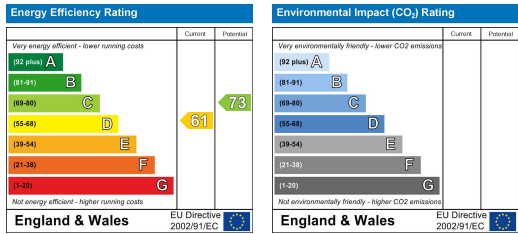
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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