




SHORTLAND
HORNE

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Holborn Avenue
CV6 4GA

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* 3 BEDROOM SINGLE BAYED END TERRACE *
REQUIRING REFURBISHMENT WITH
EXCELLENT POTENTIAL * VIRTUALLY DOUBLE
GLAZED * NO UPWARD CHAIN

Nestled on Holborn Avenue, this 3 bedroom single bayed end terrace house presents an excellent opportunity for both first-time buyers and investors alike. With three bedrooms, this property offers ample space for families or those seeking a comfortable living environment.

One of the standout features of this home is its potential for transformation. Whether you wish to modernise the interiors or expand the living space subject to planning permission, the possibilities are endless. The absence of an upward chain ensures a smooth and swift transaction, allowing you to settle into your new home without unnecessary delays.

The location is ideal, providing easy access to local amenities, schools, and transport links, making it a convenient choice for daily commuting and leisure activities. This property is not just a house; it is a canvas awaiting your personal touch.

Do not miss the chance to make this delightful end terrace your own.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.87 x 3.63

DINING KITCHEN

4.82 x 2.75

LANDING

BEDROOM ONE

3.80 x 3.66

BEDROOM TWO

3.80 x 2.74

BEDROOM THREE

2.44 x 2.26

HALF TILED
BATHROOM

FRONT & FULLY
FENCED REAR
GARDEN

NO UPWARD CHAIN



Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Total area: sq ft

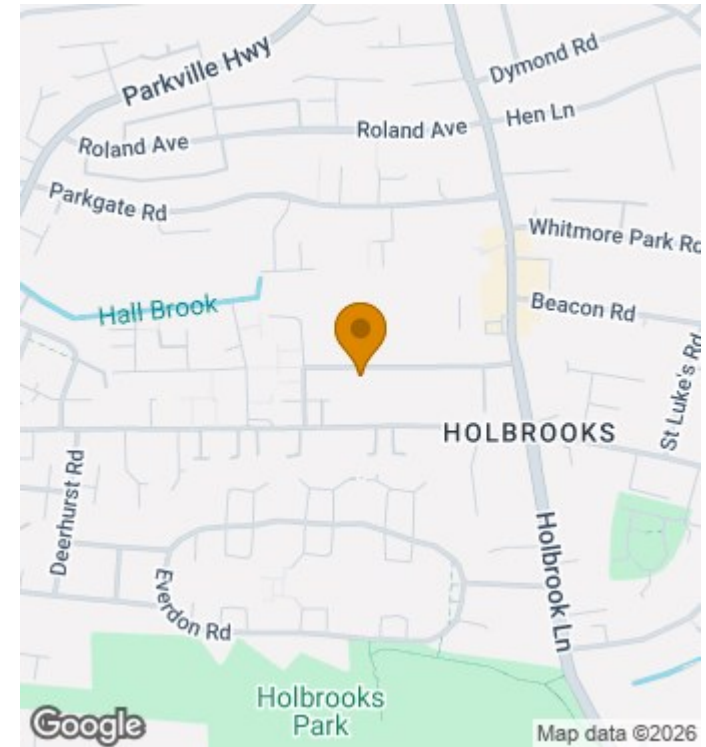
Disclaimer

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 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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