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Property Experts



Clovelly Road
CV2 3GX

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A well-proportioned mid-terrace family home, offering spacious and versatile accommodation arranged across two floors, complemented by a lovely enclosed rear garden that provides an excellent space for families, entertaining and outdoor dining.

The ground floor opens into a welcoming entrance hallway with stairs rising to the first floor. A particular highlight is the impressive through living room, providing a generous amount of space for both relaxing and dining. The attractive bay window to the front brings plenty of natural light into the room and adds character to this excellent everyday living space.

To the rear sits the extended kitchen, creating a particularly good-sized and practical area with plenty of scope for storage and preparation space. With direct access towards the rear, the kitchen connects conveniently with the garden and makes the ground floor work extremely well for modern family life.

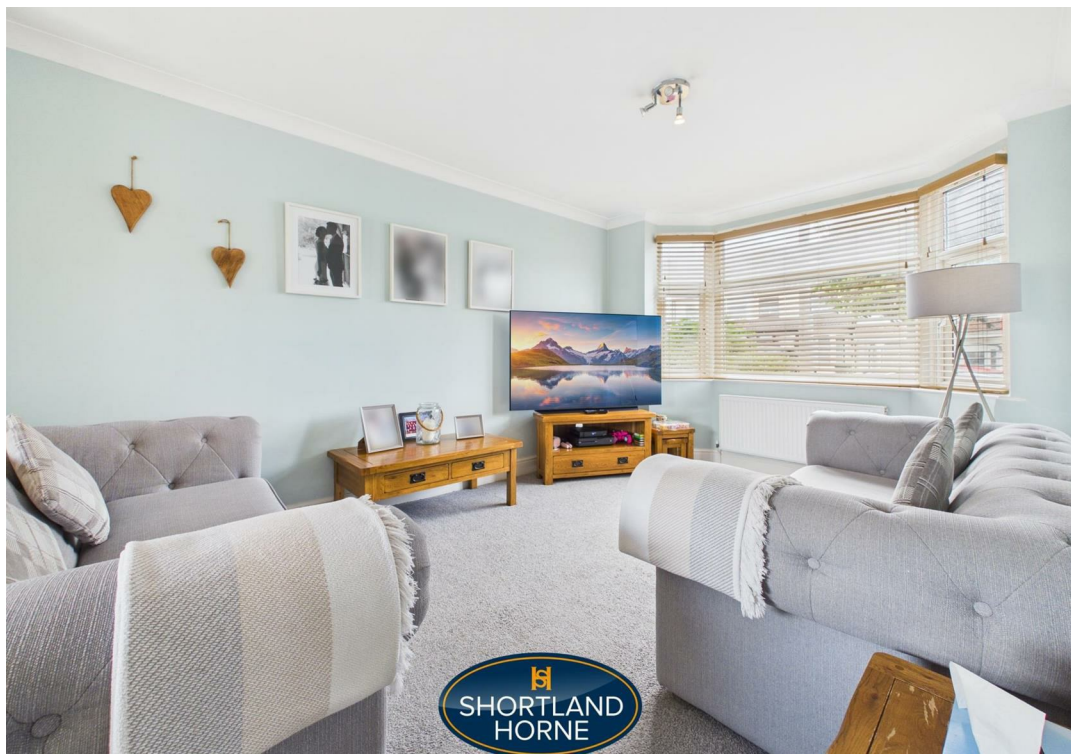
Upstairs, the first-floor landing provides access to three bedrooms, offering a flexible arrangement suitable for a growing family, home working or guest accommodation. The principal bedrooms are both well proportioned, with the front bedroom further

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway
1.78m x 3.56m

Living Room
3.12m x 7.32m

Kitchen
1.78m x 5.97m

FIRST FLOOR

Bedroom One
2.87m x 4.24m

Bedroom Two
3.05m x 3.07m

Bedroom Three
2.06m x 2.54m

Bathroom
1.78m x 1.65m

Floor Plan



Total area: 790.00 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.

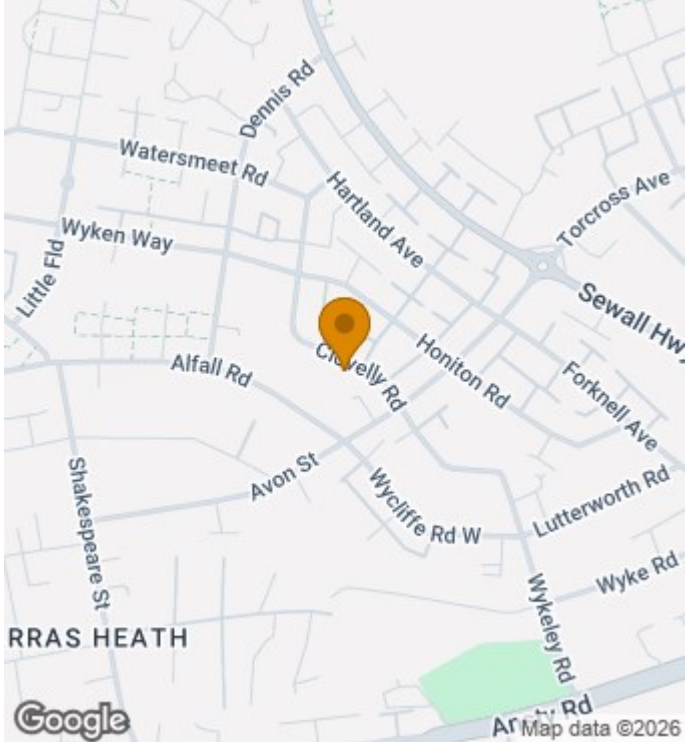
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

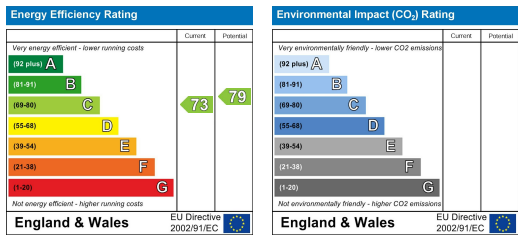
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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