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Branksome Road
CV6 1FW

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Situated within a popular residential location in Coundon, this well-presented three-bedroom semi-detached family home offers spacious and flexible accommodation, together with a generous driveway, garage and a beautifully landscaped rear garden, making it an ideal purchase for growing families.

The accommodation briefly comprises an entrance hallway, an impressive through lounge/dining room extending over 25ft in length, creating an excellent space for both everyday family living and entertaining. To the rear is a fitted kitchen offering a range of wall and base units, which leads through to a bright and airy sunroom overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a modern family bathroom.

Externally, the property enjoys a generous block-paved driveway providing ample off-road parking and access to the garage. The rear garden has been attractively landscaped for low-maintenance living, featuring paved seating areas, established borders and decorative planting, creating a fantastic outdoor space for relaxing and entertaining.

The property also benefits from a sizeable side addition, currently providing excellent ancillary space with fantastic potential to create additional living accommodation, subject to the necessary permissions.

Conveniently positioned close to local amenities, well-regarded schools and excellent transport links, this fantastic family home offers spacious accommodation with excellent scope for future improvement.

GOOD TO KNOW

Tenure: Freehold

Approximate Total Area: 1,304 sq.ft. (including the garage and ancillary side space)

EPC: C

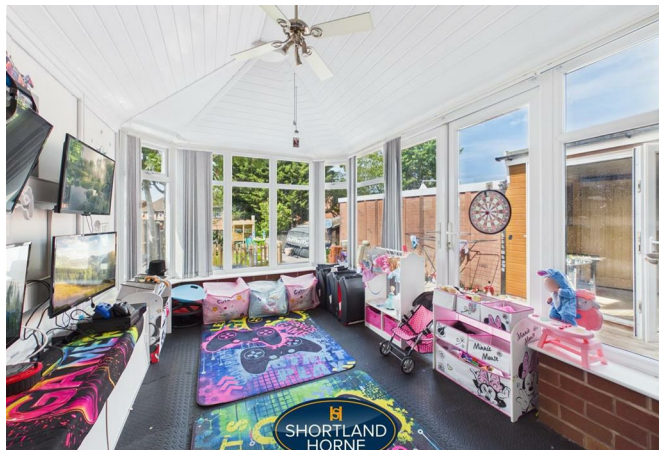
Council Tax Band: C

selling quality
property since 1995









Dimensions

Entrance Hallway

2.11m x 4.14m

Living Room

3.28m x 7.65m

Sunroom

2.67m x 3.78m

Kitchen

2.18m x 2.77m

Storage Room

2.08m x 7.44m

FIRST FLOOR

Bedroom One

3.43m x 3.81m

Bedroom Two

2.95m x 3.61m

Bedroom Three

2.16m x 2.44m

Bathroom

2.18m x 1.78m

GARAGE

2.51m x 6.05m

Floor Plan



Total area: 1304.00 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.

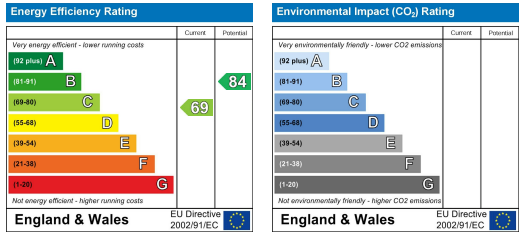
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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