




SHORTLAND
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The Chesils
Cheylysmore CV3 5BL

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A BEAUTIFUL 1067SQFT EXTENDED FOUR SEMI-DETACHED FAMILY HOME WITH A LARGE WELL ESTABLISHED GARDEN.

The Chesils is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within easy reach to St Thomas More catholic primary and Finham Park Schools.

The house has gas fired central heating and double glazing. It affords excellent family accommodation including, A entrance porch, a hallway with doors leading off to a front lounge with a feature fire place, a dining room with a French doors leading you out to the garden. There is also a fully fitted kitchen in need of some updating.

On the first floor you will find a family bathroom, three double bedrooms and a generously sized single bedroom.

To the front of the property there is a paved driveway providing parking for up to two vehicles with access to the garage and to the rear there is fully enclosed mature garden.

We strongly recommend an early inspection; the house is an exceptional example of its type.









Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

3.58m x 3.48m

Dining Room

3.96m x 3.58m

Kitchen

3.00m x 2.39m

FIRST FLOOR

Bedroom One

3.53m x 3.48m

Bedroom Two

3.63m x 3.05m

Bedroom Three

3.33m x 2.41m

Bedroom Four

2.34m x 1.50m

Bathroom

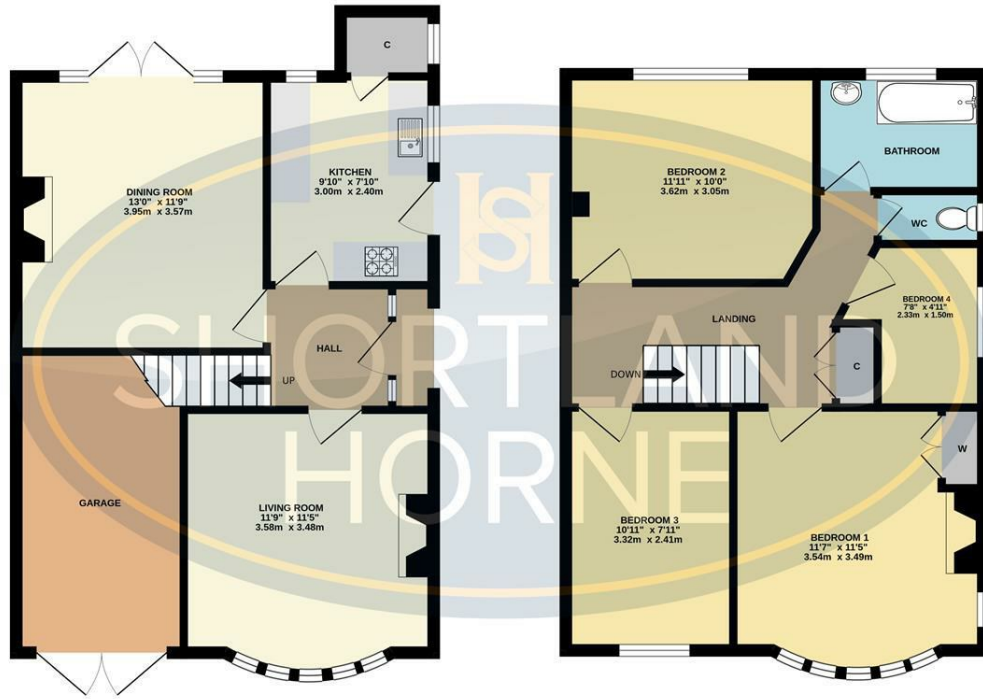
W/C



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

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.
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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

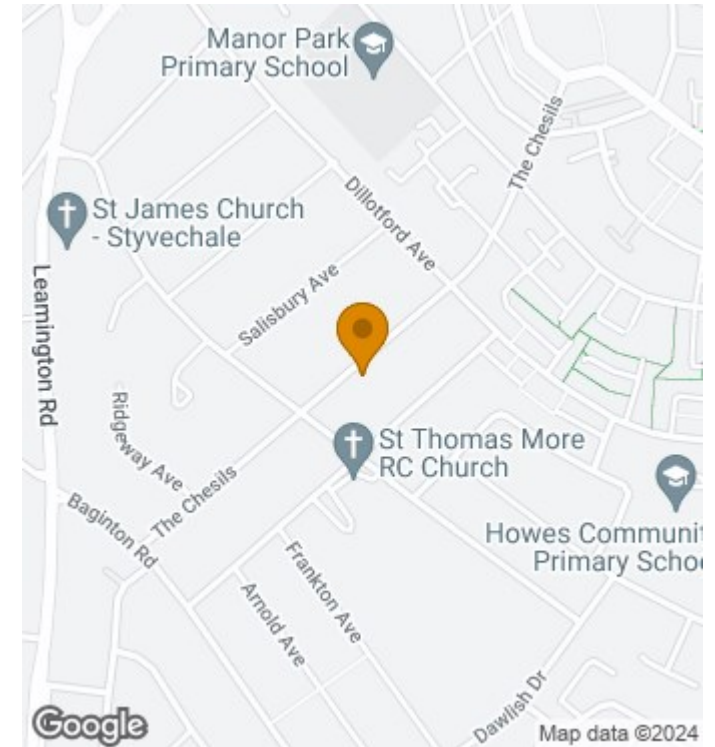
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

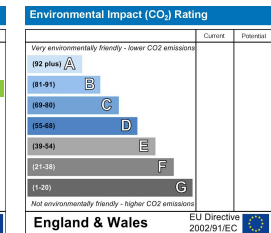
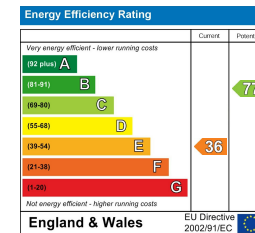
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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