



Yale

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Cherry Tree Drive
CV4 8LZ



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* 3 BEDROOM END TERRACE * SMALL SELECT DEVELOPMENT TO THE SOUTH WEST SIDE OF THE CITY * GAS CH & DOUBLE GLAZED * 3 BEDROOMS PRINCIPAL WITH ENSUITE SHOWER ROOM * DIRECT ACCESS CAR PARKING DRIVEWAY FOR 2 VEHICLES *

Occupying a pleasant position on this small select development by Taylor Wimpey, here is a three bedroom semi detached house.

This Freehold 3 bedroom house has gas central heating and double glazed windows with a 10 Year NHBC Guarantee built some 7 years ago with the distinct advantage of direct access to the rear of the property to a three car parking tarmac driveway.

The property incorporates on the ground floor Open Canopy Porch entrance to the Entrance Door, Vestibule Hall with staircase to the first floor, Spacious Lounge, Cloakroom, Full width Dining Open Plan Fitted Kitchen with an integrated oven, gas hob, oven and spaces for a fridge, freezer, washing machine & dishwasher and double glazed double glazed double doors to the rear garden.

To the first floor Landing with access to the loft space, three well proportioned

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.61m x 4.19m

W/C

Kitchen

4.60m x 2.84m

FIRST FLOOR

Bedroom One

2.92m x 2.74m

En-Suite

1.63m x 1.73m

Bedroom Two

2.59m x 3.23m

Bedroom Three

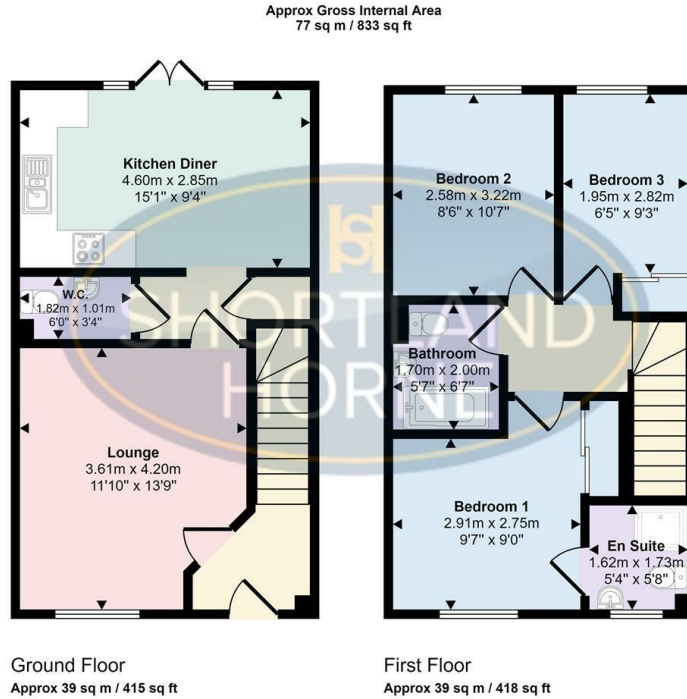
1.96m x 2.82m

Bathroom

1.70m x 2.01m



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Total area: 833.00 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

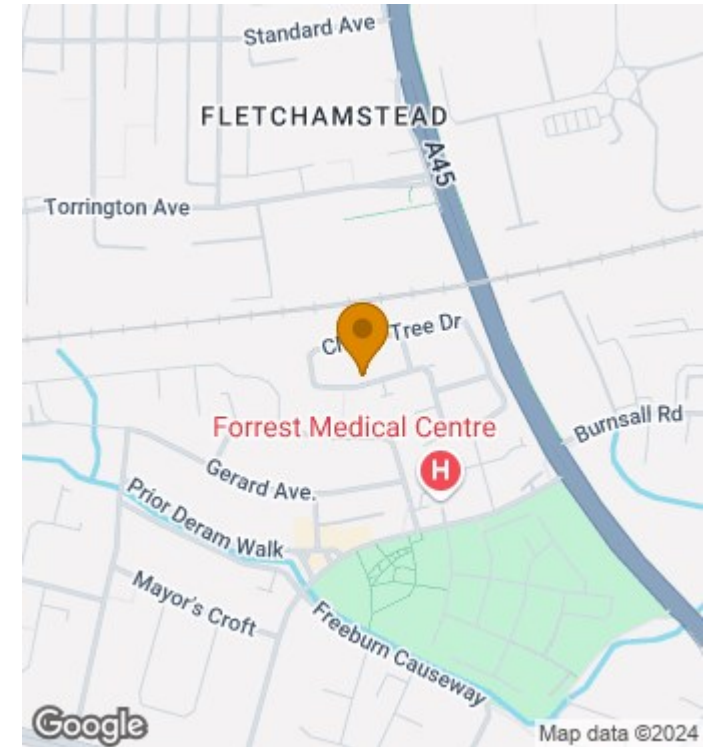
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

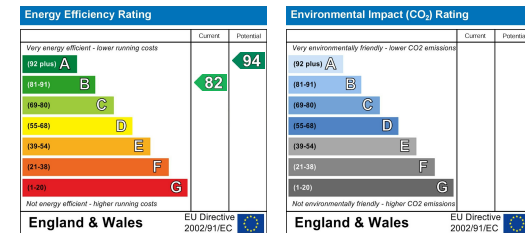
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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