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Lincroft Crescent
Chapelfields CV5 8GY

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A well presented elevated double bayed three bedroom terraced house in the popular location of Lincroft Crescent, Chapelfields. The property is within walking distance of St Christophers' Primary & Junior school as well as local shops in Grayswood Avenue & Winsford Avenue.

The property incorporates entrance hall with useful understairs storage, spacious lounge with bay window to the front, galley kitchen with ample base and eye level units, space and plumbing for washing machine and fridge freezer, fitted oven and four ring induction hob. The kitchen leads through to the dining area. To the first floor are three bedrooms and a fully tiled shower room. The rear bedroom benefits from fitted wardrobe unit.

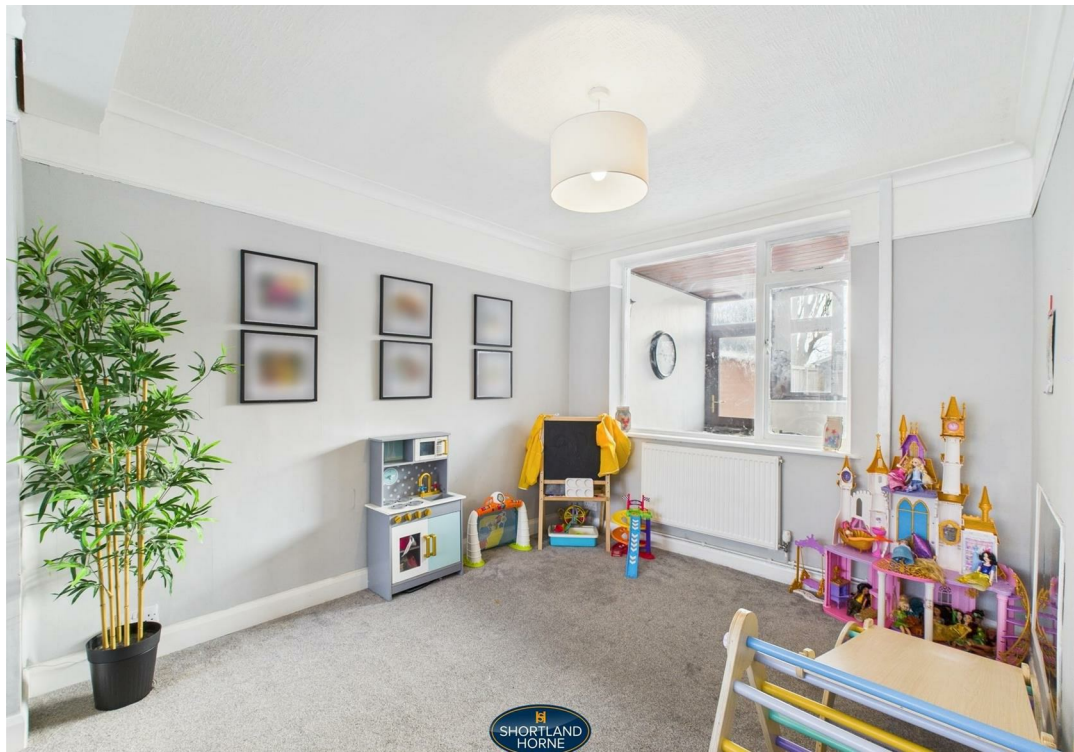
To the front is paved driveway providing off street parking. To the rear is a low maintenance garden with rear vehicle access and two brick-built sheds. Other features include double glazing and gas central heating.

We strongly recommend an internal inspection of this home to be fully appreciated.

PLEASE NOTE ONE OF THE OWNERS OF THE PROPERTY IS AN EMPLOYEE OF SHORTLAND HORNE.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

7.14m x 2.92m

Kitchen

4.78m x 1.73m

Dining Room

2.62m x 2.13m

FIRST FLOOR

Landing

Bedroom One

3.73m x 2.84m

Bedroom Two

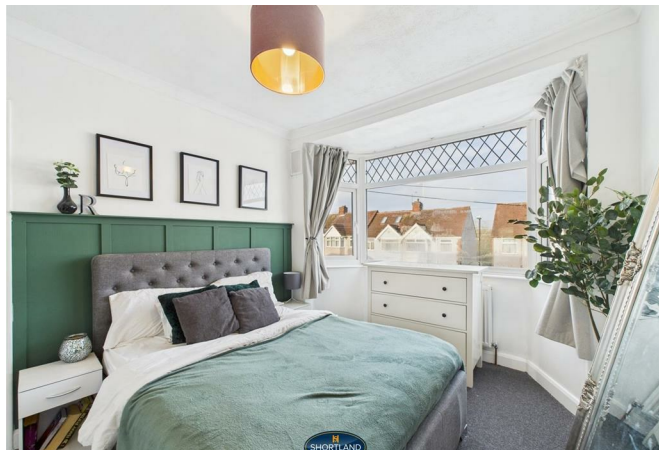
3.33m x 2.36m

Bedroom Three

2.34m x 1.96m

Shower Room

1.57m x 0.97m



Floor Plan



Total area: 771.00 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.

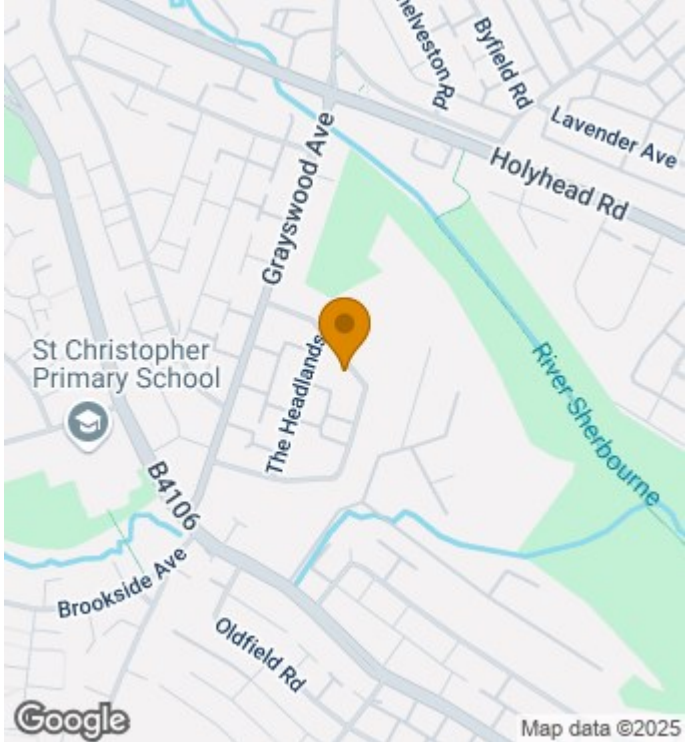
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

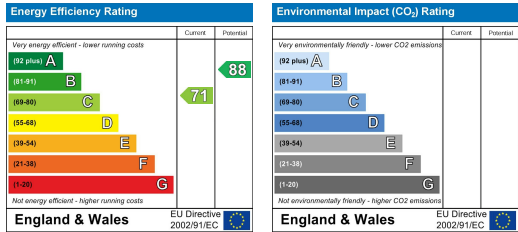
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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