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Norman Place Road
Coundon CV6 2BU

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* EXTENDED DOUBLE CIRCULAR BAYED TERRACE * OVERLOOKING BABLAKE SCHOOL FIELDS * 3 BEDROOMS * DIRECT ACCESS CAR PARKING BAY * VIEWING HIGHLY RECOMMENDED

Nestled on Norman Place Road, just off Hollyfast Road, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts an extended double circular bay, providing a unique architectural feature that enhances its appeal with direct access to a car parking bay with drop kerb.

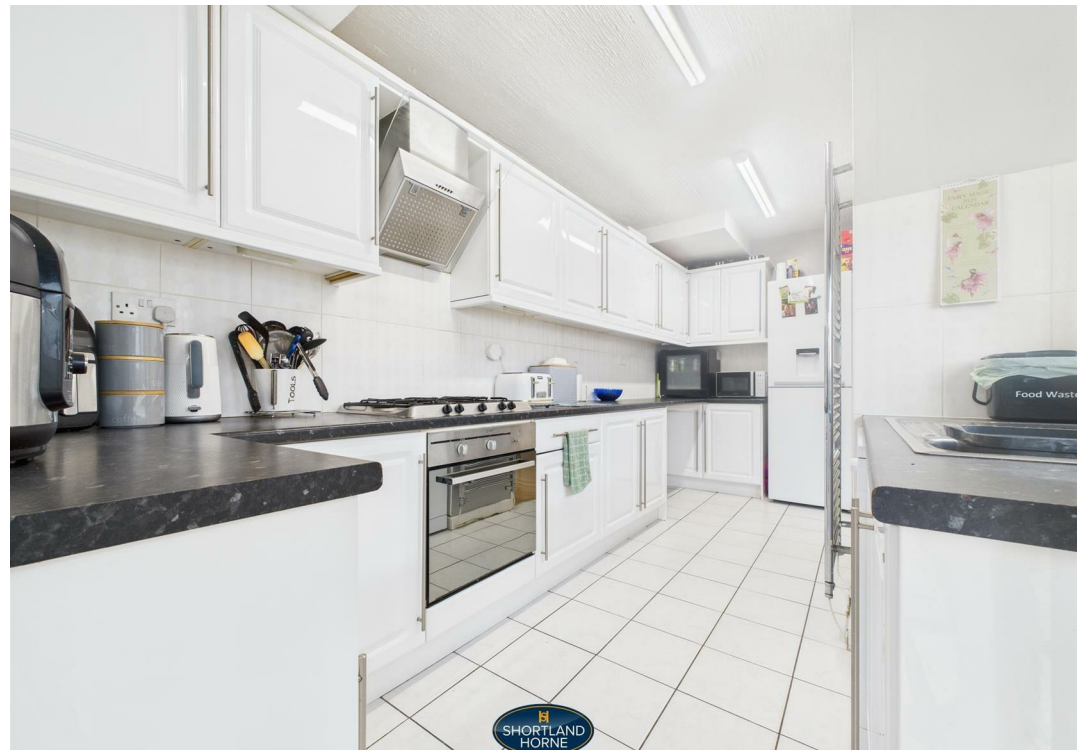
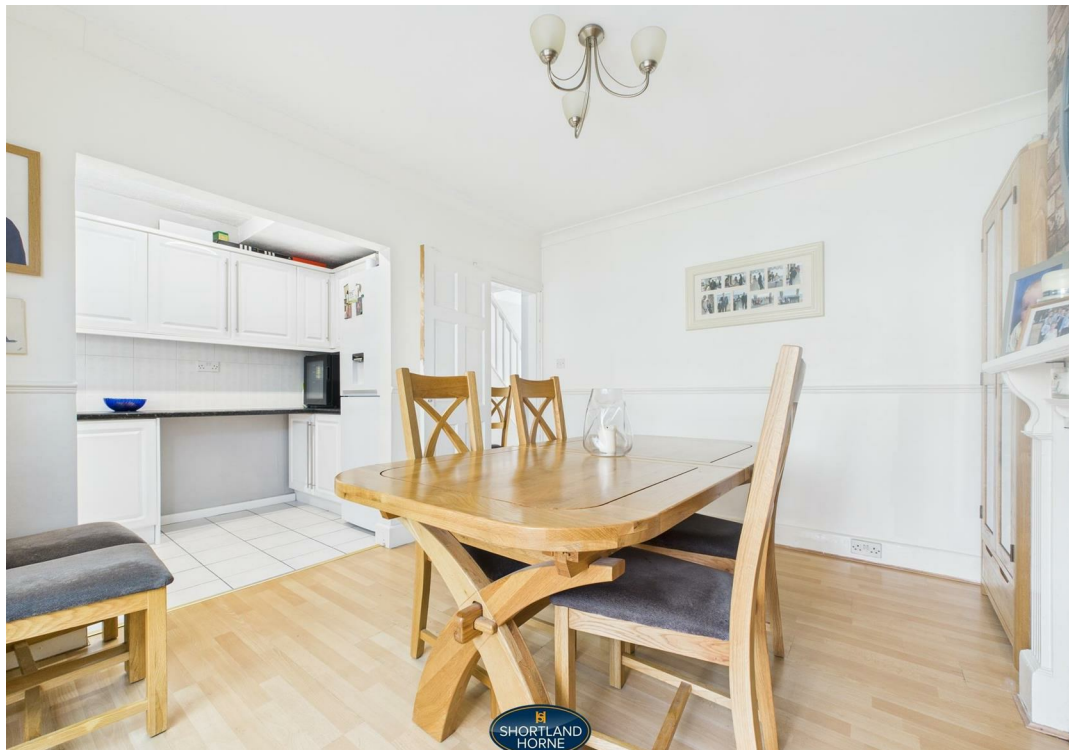
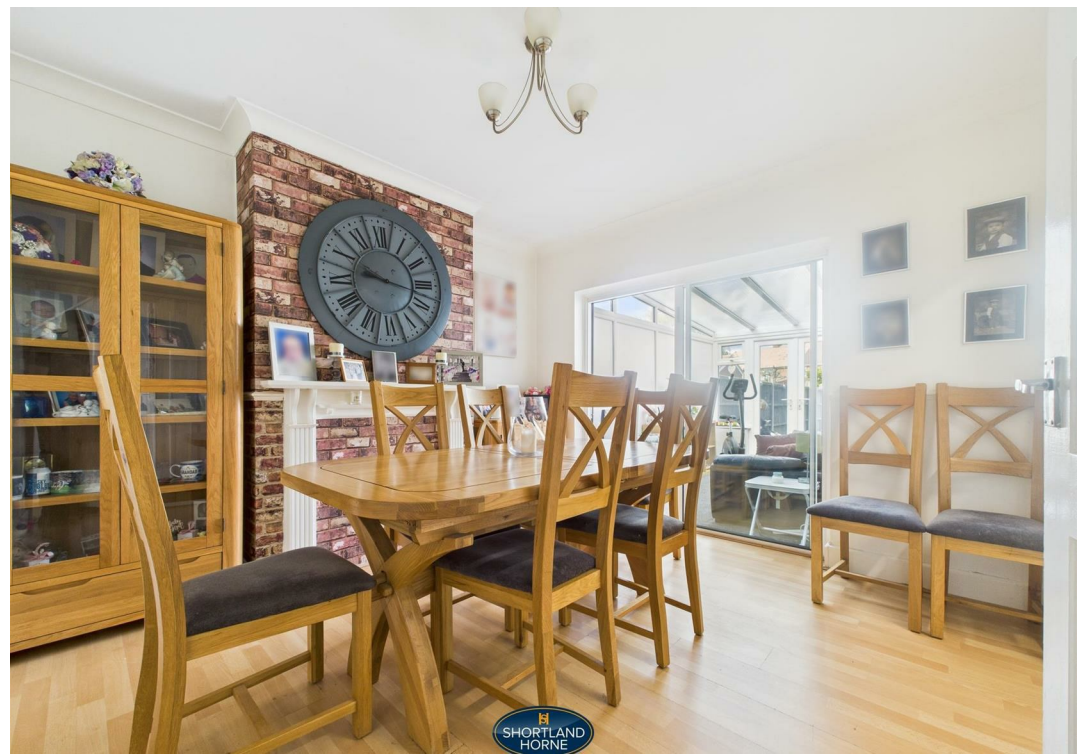
As you enter, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining guests through to the fitted kitchen flowing into a utility / lobby and to the cloakroom. This well-designed layout makes it easy to manage household tasks while enjoying the company of family and friends with double glazed conservatory overlooking the rear garden.

The house comprises three inviting bedrooms, and refurbished shower room. The pleasant aspect to the front of the property overlooks the Bablake School fields, providing a serene view and a sense of openness.

selling quality
property since 1995

Custom text box





Custom text box



Dimensions

ENTRANCE HALL

BAY WINDOWED LOUNGE

3.43m x 3.45m

DINING ROOM

3.33m x 3.45m

DOUBLE GLAZED CONSERVATORY

2.49m x 3.96m

FITTED KITCHEN WITH HOB & OVEN

1.73m x 5.00m

UTILITY/ LOBBY

1.50m x 1.60m

LANDING

CLOAKROOM

0.79m x 1.52m

BEDROOM ONE

2.95m x 4.32m

BEDROOM TWO

3.35m x 3.51m

BEDROOM THREE

2.11m x 2.57m

SHOWER ROOM

2.01m x 1.63m

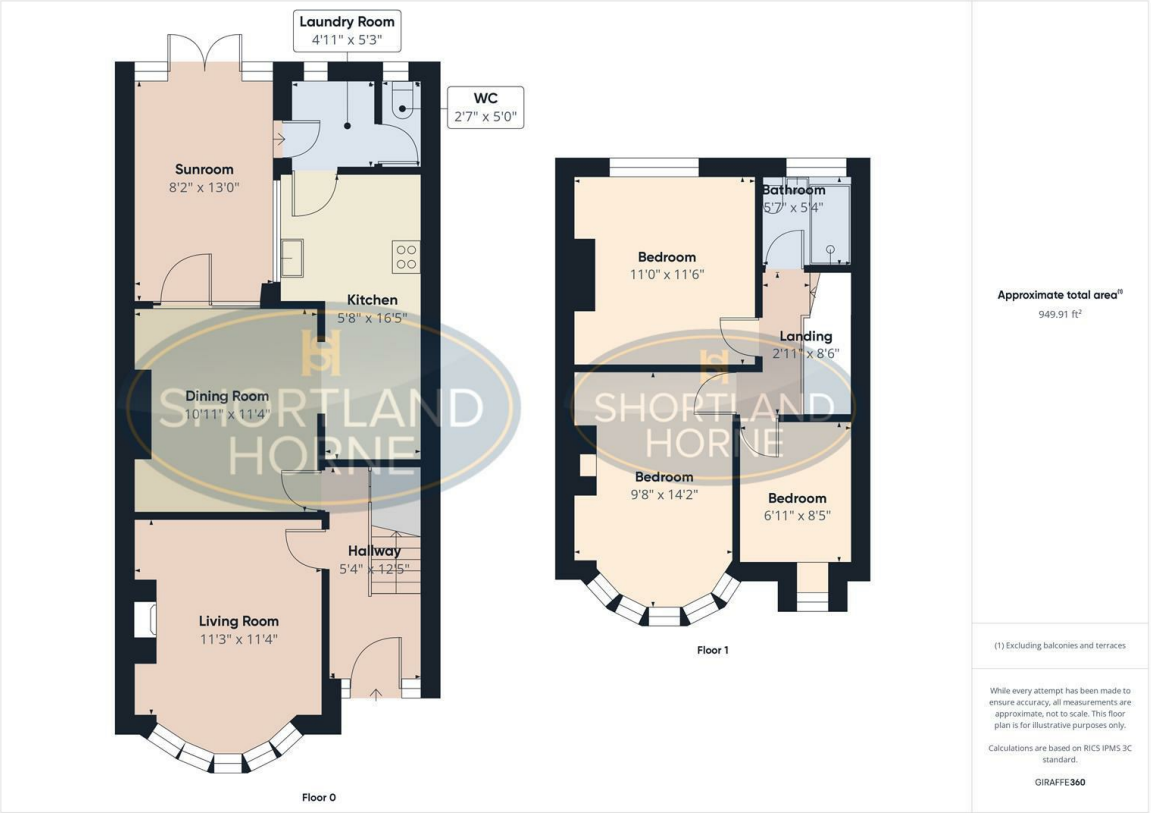
REAR CAR ACCESS

DIRECT ACCESS CAR PARKING BAY

VIEWING HIGHLY RECOMMENDED

FRONT & FULLY FENCED REAR GARDEN

Floor Plan



Total area: 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

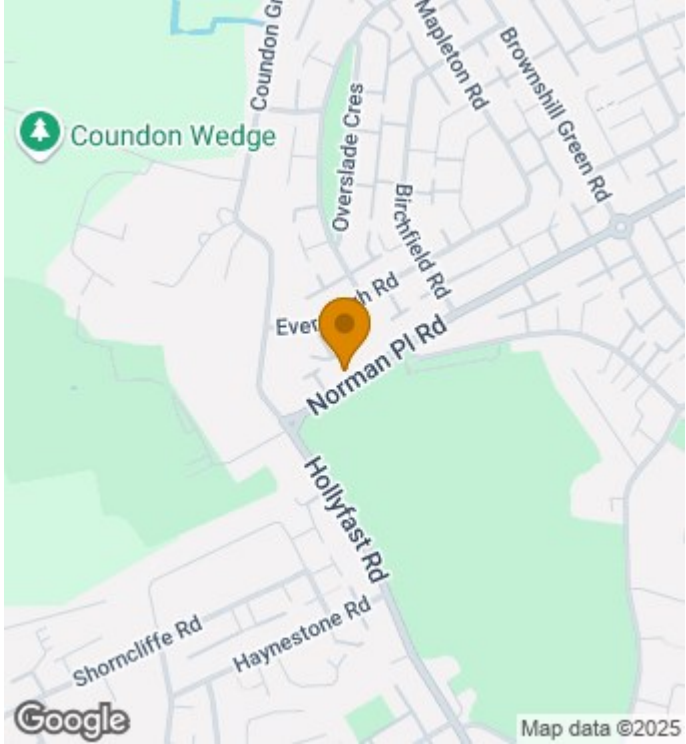
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

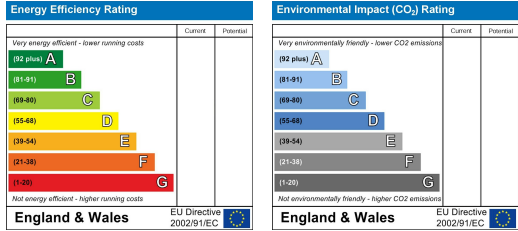
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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