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Property Experts



Woodside Avenue South  
Finham CV3 6BJ



# Woodside Avenue South CV3 6BJ £2,400 PCM

Shortland Horne are pleased to offer this beautifully presented and recently redecorated five-bedroom semi-detached family home, thoughtfully arranged over three floors and offering spacious, modern accommodation throughout. With a stylish interior finish, generous proportions, and a private driveway, this property is ideal for growing families and professionals alike.

The ground floor comprises a large, contemporary kitchen with integrated appliances and ample space for dining, perfect for family gatherings and entertaining. A separate utility area provides added practicality, while direct access to the rear garden leads to a spacious patio, ideal for al fresco dining and relaxation. A ground floor W.C with shower and dedicated office/study room are also located on this level, offering an ideal space for home working or study.

The first floor has three double bedrooms, one of which benefits from an en-suite shower room and a modern family bathroom with full-sized bath and a separate shower. The second floor has two bedrooms and a newly fitted shower room.

Externally, the property benefits from a private driveway offering convenient off-street parking, as well as a good-sized, enclosed rear garden with patio and lawn area.

The property is conveniently located close to local amenities, the A45 linking the motorway network and popular schools including Finham Park School, Bishop Ullathorne, and Grange Farm Primary School.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: D

**selling quality**  
property since 1995

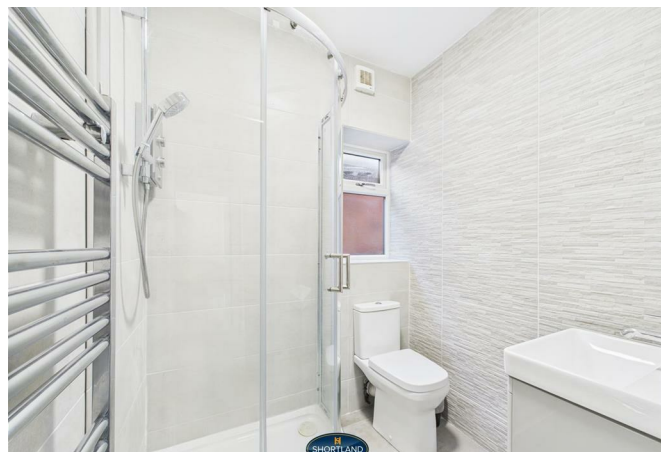










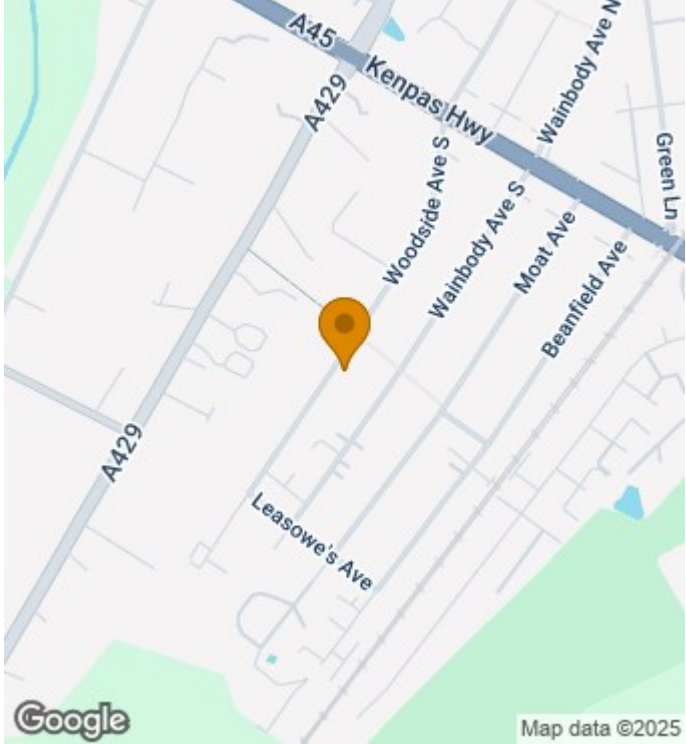




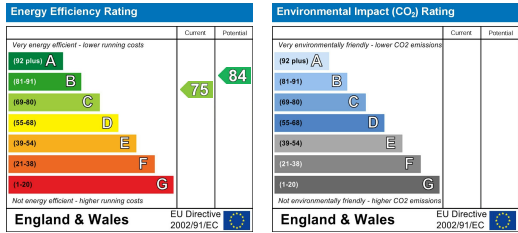
Floor Plan



Location Map



EPC



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.



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