



Trusted
Property Experts



Whoberley Avenue
CV5 8ES

Whoberley Avenue

CV5 8ES

A beautifully presented three bedroom mid terrace home in the popular area of Whoberley, offering a stunning open plan lounge/dining room, fitted kitchen and a spacious rear garden. Ideal for first time buyers and families alike.

Shortland Horne are proud to offer this beautifully presented three bedroom mid terrace home, located in the highly sought after area of Whoberley. The property is positioned within easy reach of excellent local schools, shops and amenities and would make an ideal first time or family purchase.

The ground floor comprises of an inviting entrance hallway leading through to a stunning open plan lounge/dining room with a feature bay window to the front, a feature fireplace and stylish décor throughout. The open plan layout provides the perfect space for entertaining and family living, with plenty of natural light flowing through from front to back. To the rear sits a fitted kitchen with a range of wall and base units, integrated oven, space for appliances and a door leading out to the garden.

To the first floor you will find three well-proportioned bedrooms and a family bathroom.

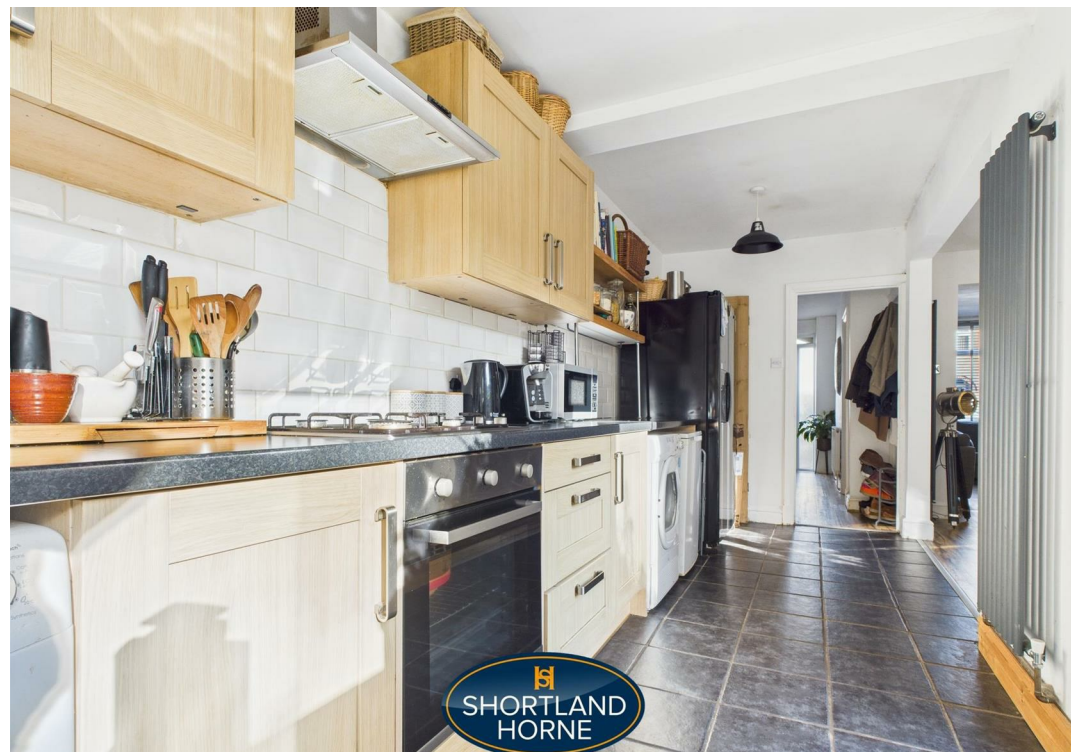
Outside the property benefits from a well maintained fore garden and to the rear enjoys a landscaped garden with a patio seating area, raised borders and mature planting providing a private and peaceful space to relax.

An internal viewing is highly recommended to fully appreciate the quality and finish this lovely home has to offer.

EPC - TBC

selling quality
property since 1995









Dimensions

Entrance Hallway

Living/Dining Room

3.63m x 7.92m

Kitchen

1.93m x 6.58m

Bedroom One

3.33m x 3.45m

Bedroom Two

9'8" x 11'9"

Bedroom Three

1.98m x 2.41m

Bathroom

1.96m x 1.85m



Floor Plan



Total area: 879.00 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

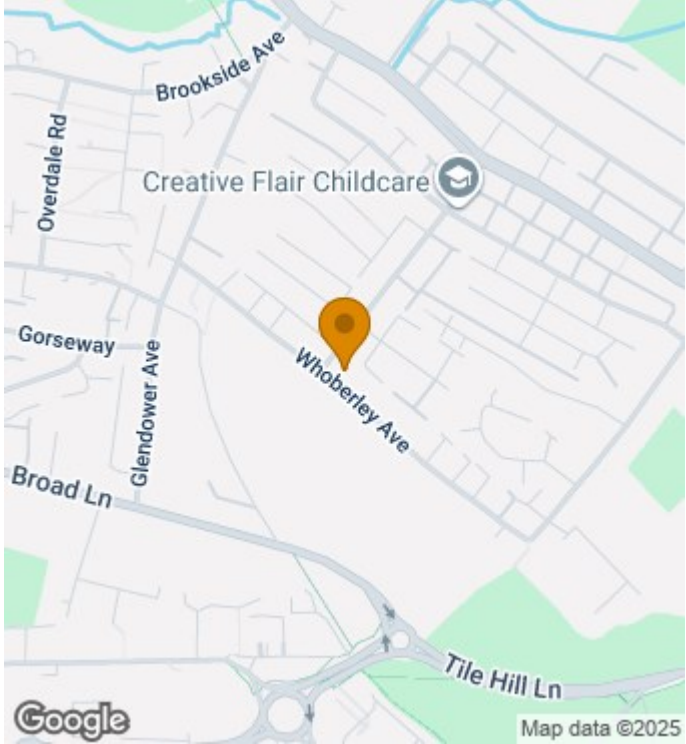
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

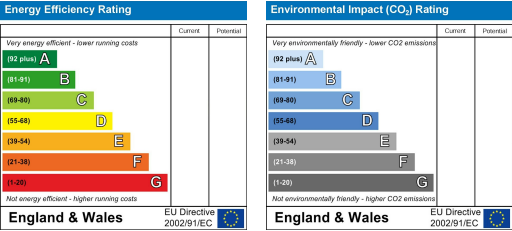
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne

Trusted
Property Experts