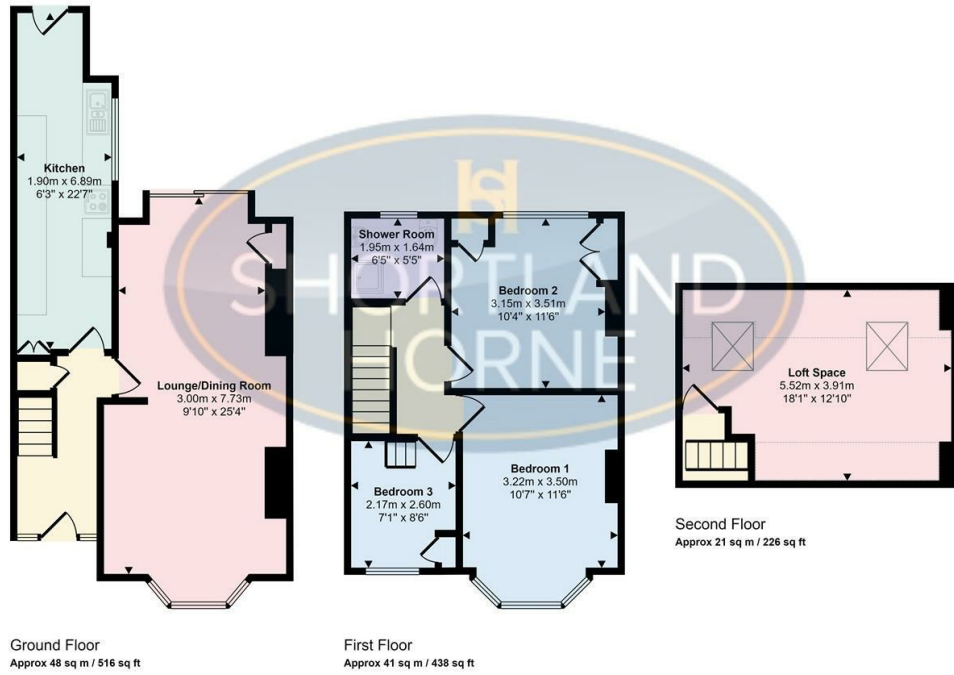


Floor Plan

Approx Gross Internal Area
110 sq m / 1180 sq ft



Denotes head height below 1.5m

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 Snaggy 360.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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call: 02476 442 288
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visit: shortland-horne.co.uk

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Molesworth Avenue

Stoke CV3 1BU



£200,000

**Bedrooms 3
Bathrooms 1**

Welcome to this inviting three-bedroom terrace home, an excellent opportunity for first-time buyers. With the advantage of no chain, and benefitting from a full rewire in January 2023, this property radiates a warm and cosy ambiance, offering great potential for you to transform it into your personal haven. Decorated in neutral tones and maintained in good condition with double glazing and gas central heating, this beloved family home is a canvas ready for your modernising touch.

As you step into the welcoming hallway, you'll immediately sense the bright and inviting atmosphere that flows throughout the home. The spacious through lounge is lit in natural light, courtesy of a generously sized window and patio doors that grace the room. This room sets the stage for both relaxation and entertainment, providing ample space for sofas and a small dining table at the back, creating a versatile area to suit your needs.

The kitchen, although in need of refurbishment, offers plenty of room for cabinets and the opportunity to have the space you want with all the mo-cons.

Proceeding to the first floor via the carpeted stairs, the bright and airy ambiance continues to delight. Two light-filled double bedrooms await, offering comfortable spaces for relaxation and rejuvenation. The main bedroom, positioned at the front of the home, provides ample room for a king-size bed and accompanying furniture. Bedroom two also boasts generous proportions and an abundance of natural light and a built-in wardrobe which houses the combi boiler. The third bedroom, also with a small built-in wardrobe, offers versatility, whether utilised as a guest bedroom, nursery, or a dedicated study space. Within the bedroom, a staircase has been positioned, granting access to an expansive loft area cleverly utilised as a fourth bedroom. This area is fully boarded, fitted with electricals, and boasts two skylights. The clean & tidy shower room, can easily be converted into a bathroom to cater to your personal preferences.

Outside, the rear garden requires some TLC, however is a peaceful space to unwind and embrace the outdoors. Privacy is ensured as the garden is not overlooked. It includes a lawn, perfect for children to play on, and a garage for storing your gardening tools and equipment.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Street Parking
 Council Tax Band: B
 EPC Rating: C
 Total Area: Approx. 1180 Sq. Ft



GROUND FLOOR		Bedroom Three	8'6 x 7'1
Hallway		Shower Room	6'5 x 5'5
Lounge/Dining Room	25'4 x 9'10	SECOND FLOOR	
Kitchen	22'7 x 6'3	Loft Space	18'1 x 12'10
FIRST FLOOR		OUTSIDE	
Landing		Garage	
Bedroom One	11'6 x 10'7	Rear Garden	
Bedroom Two	11'6 x 10'4	Front Garden	