



Trusted
Property Experts



Shirlett Close
Aldermans Green CV2 1PG

Shirlett Close

CV2 1PG

* REALISTICALLY PRICED 2 BEDROOM DOUBLE GLAZED SEMI DETACHED BUNGALOW WITH NO CHAIN* PLEASANT CUL DE SAC SETTING * SCOPE TO EXTENDED INTO ROOF SPACE SUBJECT TO PLANNING PERMISSION * ATTRACTIVE LOUNGE * FITTED KITCHEN * 2 BEDROOMS ONE WITH FULL LENGTH FITTED WARDROBES * FULLY TILED SHOWER ROOM * DIRECT ACCESS BRICK GARAGE

Occupying a pleasant position within this cul de sac setting, here is a 2 bedroom semi detached bungalow to be sold with no upward chain. The bungalow has been well maintained and improved by the original owner over the past 60 years. The property has electric heating and upvc double glazed windows with no gas connected to the bungalow.

The bungalow incorporates Entrance Hall with pull down ladder to the boarded loft space providing excellent scope to extend into the roof space subject to planning permission, Attractive lounge, Fitted Kitchen with slot in electric cooker, fridge, freezer, washing machine & tumble drier, 2 Bedrooms one with built in full length part mirrored wardrobes and double glazed to the rear garden, Fully tiled shower room with corner cubicle.

There is direct access shared car access via brick pavior driveway to the brick built garage with electrically operated up and over garage and car parking bay to the front garden. The enclosed rear garden is private with paved terrace and laid to lawn with garden shed.

We strongly recommended an internal inspection to be fully appreciated to be sold with no upward chain.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

ATTRACTIVE
LOUNGE

3.91 x 3.78

FITTED KITCHEN

2.72 x 2.07

BEDROOM ONE

3.64 x 3.10

BEDROOM TWO

2.37 x 1.96

FULLY TILED
SHOWER ROOM

DIRECT ACCESS TO
BRICK BUILT GARAGE

4.71 x 2.51

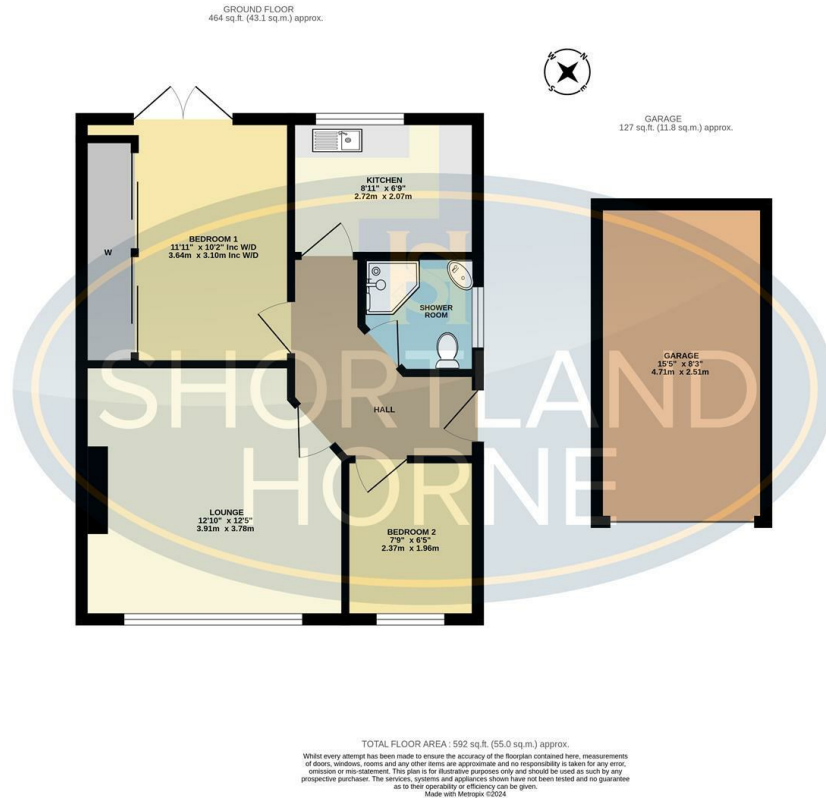
OPEN PLAN
FOREGARDEN

PRIVATE ENCLOSED
REAR GARDEN

NO UPWARD CHAIN



Floor Plan



Total area: 592.00 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

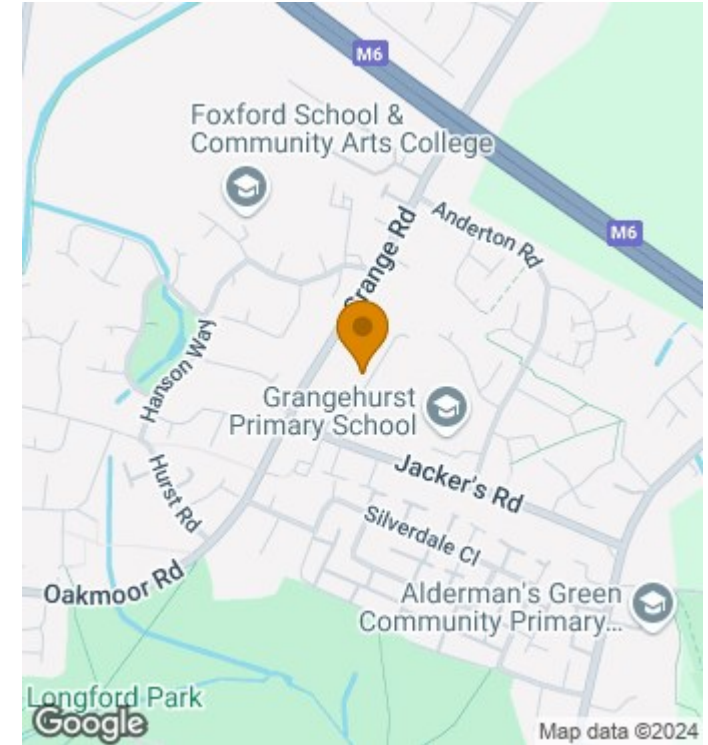
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

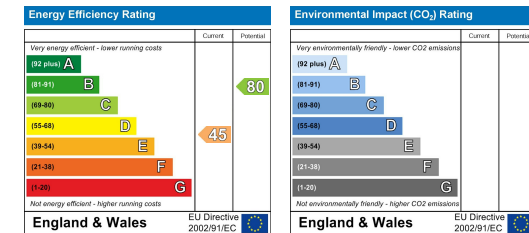
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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 442 288

sales.walsgrave@shortland-

shortlandhorne.co.uk

@ShortlandHorne

Shortland-Horne



Trusted Property Experts