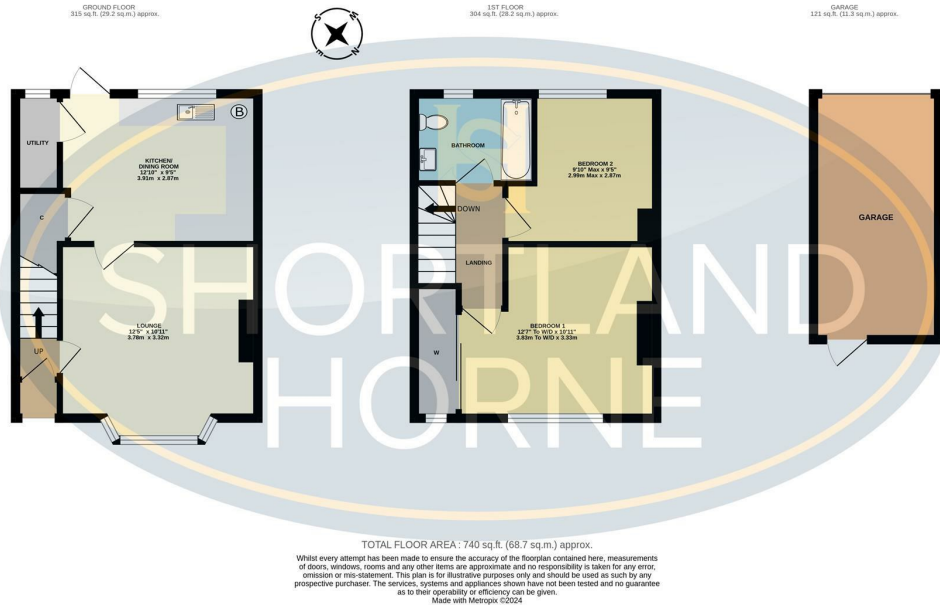


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		64	
(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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Burnham Road
Whitley CV3 4BU



£220,000

Bedrooms 2
Bathrooms 1

Burnham Road in Whitley presents a meticulously cared for and updated home, offering a delightful living experience in a superb location. The current owners have made significant improvements, including the installation of a new bathroom and a new roof was installed in 2019, ensuring long-term peace of mind.

The living space enjoys plenty of natural light from the bay window and has a super cosy feel, with a feature fireplace and electric fire for the colder months. The kitchen/dining room allows for a small dining table and is fitted with an electric oven, gas hob, and extractor, and plenty of cream cabinetry. Dark floor tiles and inset spotlights add a modern touch. Off the kitchen, there is a very handy utility area to house a washing machine and tumble dryer.

The cosy and relaxed vibe continues as you climb the carpeted stairs. Here you'll find two great-sized bedrooms and a modern bathroom. The main bedroom is beautiful and bathed in natural light, featuring a spacious, deep built-in wardrobe, and a gorgeous cast iron fireplace that enhances the overall aesthetic. Bedroom two overlooks the large rear garden and can be used as a guest bedroom, walk-in wardrobe, or a sizeable study. The sleek bathroom is designed in crisp white, with a p-shaped bath and shower overhead, and a ceramic sink with a vanity unit.

Back downstairs, from the kitchen, you step out into the private south-facing garden, which boasts mature shrubs, a vast lawn, trees in the distance and a screened garage at the rear, and a patio seating area. Adding to the appeal of this home is the driveway (no dropped kerb), providing the convenience of parking your vehicle off the roadside.

The owners have particularly enjoyed the property's features, such as the south-facing garden, perfect for enjoying the sun throughout the day. The convenience of nearby amenities, including ASDA, McDonald's, and the Airport Retail Park with stores like ALDI, B&M, Costa, and Dunelm, enhances the appeal of this location.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking Arrangements: Off-road parking (no drop kerb)
 Garden Direction: South-West
 Council Tax Band: A
 EPC Rating: D
 Total Area: Approx. 740 Sq. Ft



GROUND FLOOR

Hall
 Lounge 12'5 x 10'11
 Kitchen/Dining Room 12'10 x 9'5

UTILITY

FIRST FLOOR

Landing
 Bedroom1 12'7 (to wardrobe) x 10'11

Bedroom 2

Bathroom

OUTSIDE

Garage
 Rear Garden
 Driveway (No Dropped Kerb)

9'10 (max) x 9'5