

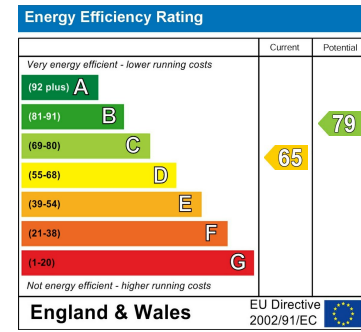
## Floor Plan



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

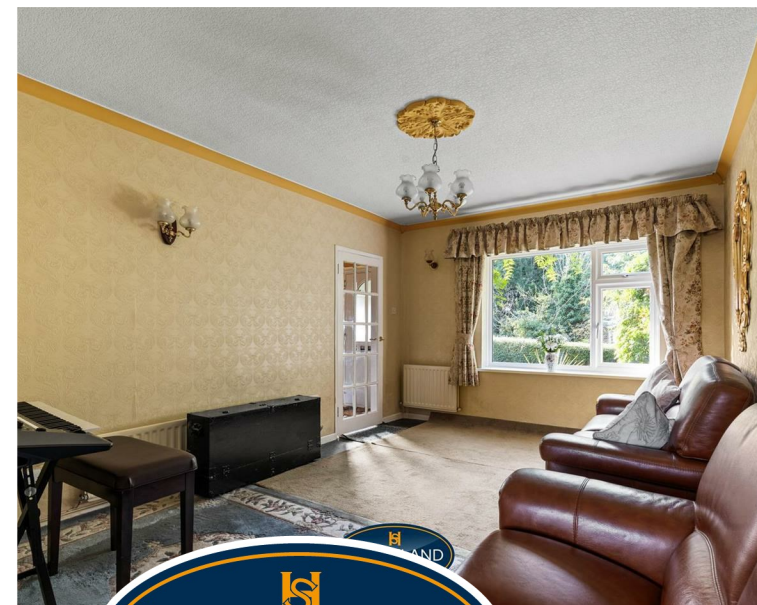
### Appliances

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

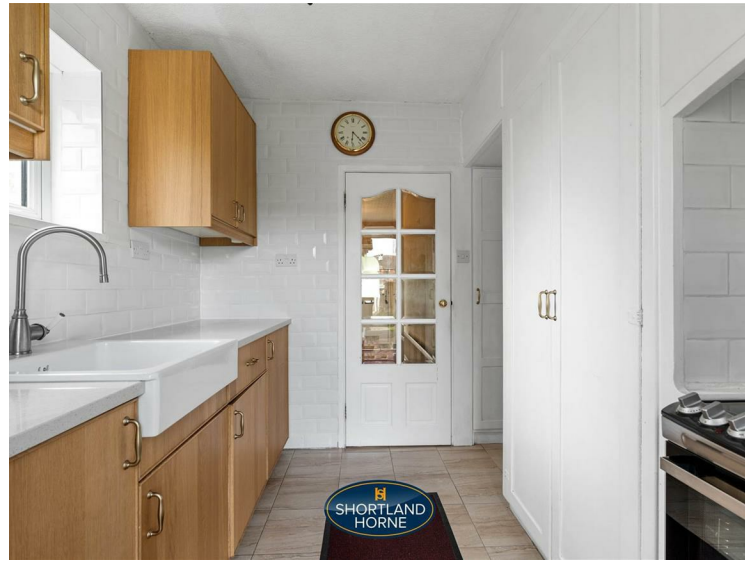
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**Abbey Road**  
**Whitley CV3 4BJ**





# £215,000 Offers Over

## Bedrooms 3 Bathrooms 1

This charming three-bedroom semi-detached home in Whitley offers an inviting setting for family life. Ideally located near Jaguar Land Rover, the A46, A45, and Airport Retail Park, the property also benefits from its proximity to Whitley Abbey Primary School and various local amenities. After being in the same family for almost 40 years, this property is now offered for sale with no onward chain, providing an exciting opportunity for its next owners.

Set in an elevated position on Abbey Road, the property enjoys a sense of privacy, with steps leading up to a well-maintained front garden. Inside, the home is immaculately clean and tidy, offering a warm and homely feel. The house features full double glazing and central heating throughout, providing comfort and energy efficiency. While some modernisation may be desired, the home holds immense potential for anyone looking to personalise the space.

The spacious lounge is bright and airy, making it a perfect spot for relaxing with family, hosting guests, or enjoying a peaceful evening at home. Adjacent is the dining room, ideal for family meals or entertaining, where you can easily envision lively dinners and celebrations. The kitchen leads directly to the garden, offering a practical space with plenty of potential for updates to suit your family's needs.

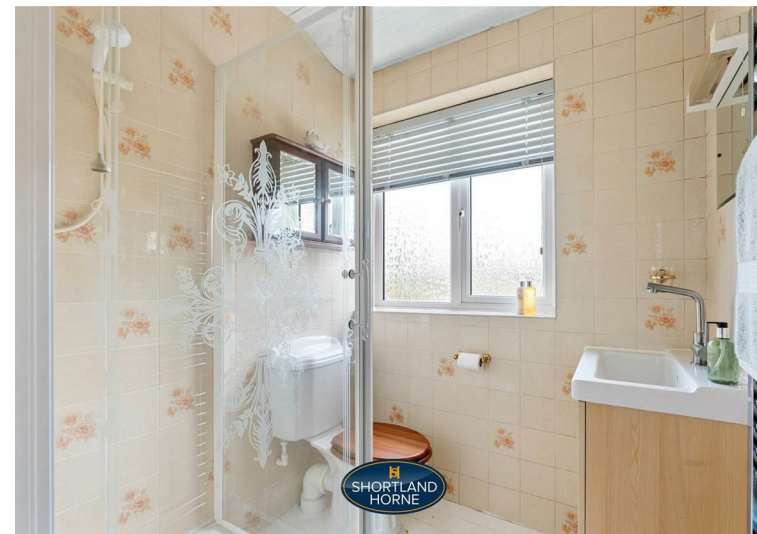
Upstairs, the property features two generous double bedrooms and a larger-than-average third bedroom, all designed to offer comfortable living space. Bedrooms two and three come with built-in storage, adding convenience, while a shower room completes the first floor.

Outside, the property boasts a long, private rear garden with a well-maintained lawn, perfect for children to play or for hosting summer gatherings. A patio area near the house provides a great spot for outdoor dining, while shrub borders create a sense of tranquillity. At the rear, the property features a detached garage with an up-and-over door and power, as well as a workshop, utility room, and outdoor WC for added practicality. The home also benefits from parking off a service road accessed from The Avenue, with double gates leading to a hardstanding area for additional parking.

With its peaceful setting, close proximity to transport links and amenities, and modern comforts like double glazing and central heating, this home is perfect for families looking for a place to make their own. Viewing is highly recommended to fully appreciate the potential of this lovely property.

### GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Off service road to rear, garage and second parking space
- Garage Details: Concrete built, up and over door, electrics
- Council Tax Band: B
- EPC Rating: D
- Total Area: Approx. 1177 Sq. Ft



### GROUND FLOOR

- Hall
- Lounge 14'3 x 10'11
- Dining Room 10' x 8'11
- Kitchen

### FIRST FLOOR

- Landing
- Bedroom 1 15'7 x 10'

- Bedroom 2 10'4 x 9'8
- Bedroom 3 10'4 x 7'
- Shower Room

### OUTSIDE

- Workshop/Utility/WC
- Garage 18'1 x 11'11
- Rear Garden
- Front Garden