
SHORTLAND HORNE
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Despard Road
CV5 7DG

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A Fantastic Opportunity on a Generous Corner Plot with No Chain and Off Parking

Situated in a highly desirable and convenient location, this two-bedroom end-of-terrace property occupies an impressive corner plot, offering excellent outdoor space and fantastic potential for a range of buyers.

The property is positioned on a particularly generous plot, with substantial gardens and a large gravelled area to the side, providing a rare amount of outside space for a home of this type. The plot offers exciting possibilities for further landscaping or potential development and extension, subject to obtaining the necessary planning permissions and consents.

Internally, the accommodation extends to approximately 659 sq. ft. and comprises an entrance porch, hallway, a spacious living room measuring over 22 feet in length and a separate kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

selling quality
property since 1995




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Custom text box
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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Living Room
6.71m x 3.30m

Kitchen
2.79m x 2.72m

FIRST FLOOR

Bedroom One
2.87m x 3.53m

Bedroom Two
2.69m x 3.12m

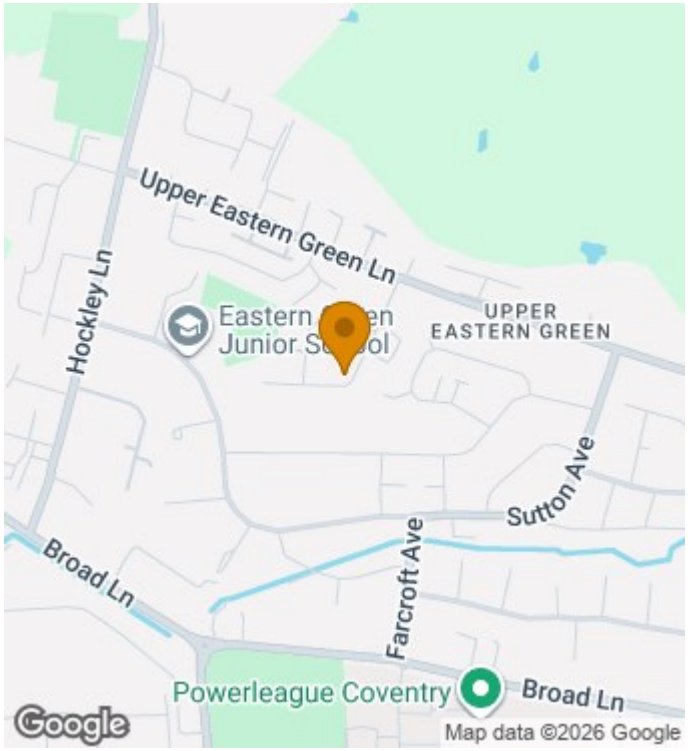
Bathroom
1.65m x 2.08m

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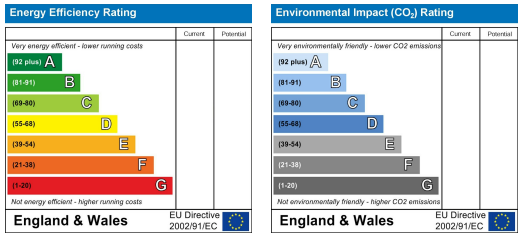
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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