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Property Experts



Howes Lane  
CV3 6PJ



# Howes Lane

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Nestled in the charming area of Finham, 24 Howes Lane presents an exceptional opportunity to acquire a larger than average semi-detached bungalow. This delightful property is situated on a corner plot, offering a spacious garden that is perfect for outdoor relaxation and entertaining.

Upon entering, you will be greeted by a generous lounge that provides a warm and inviting atmosphere, ideal for both family gatherings and quiet evenings. The bungalow boasts two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. Additionally, there is a second sitting room that can serve as a versatile space, whether for a study, playroom, or additional living area.

The modern bathroom is thoughtfully designed, providing a comfortable and stylish space for your daily routines. For those who value convenience, the property includes a single garage and off-road parking, making it easy to accommodate vehicles and guests.

This semi-detached bungalow is not only a wonderful home but also a fantastic investment in a sought-after location. With its spacious layout and attractive features, it

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Storm Porch

Entrance Hallway

Bedroom One

3.61m x 3.56m

Bedroom Two

4.29m x 3.05m

Lounge/Dining Room

5.59m x 4.95m

Kitchen

3.61m x 3.05m

Sitting Room

4.42m x 3.91m

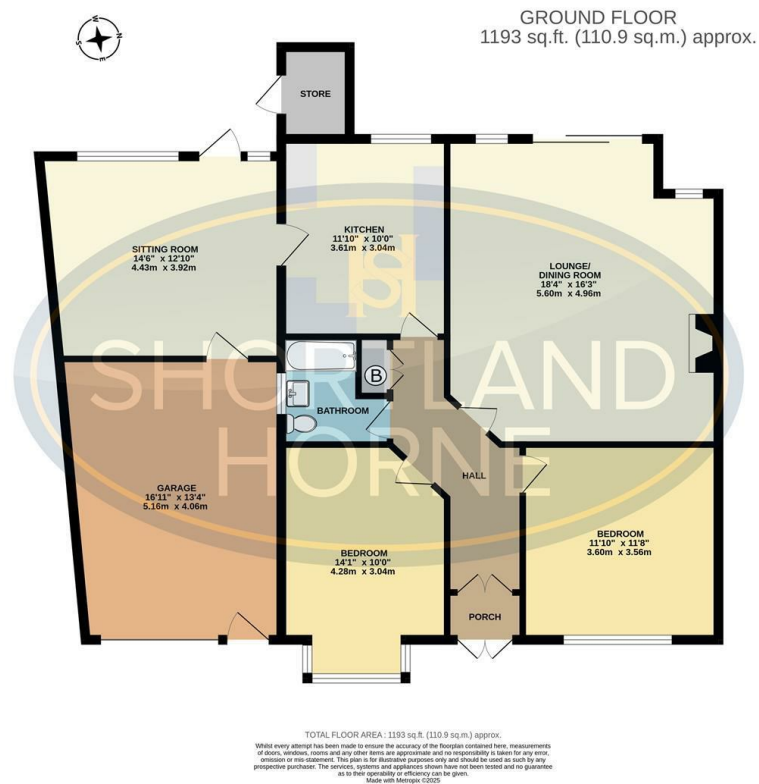
Garage

5.16m x 4.06m





Floor Plan



Total area: 1193.00 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.

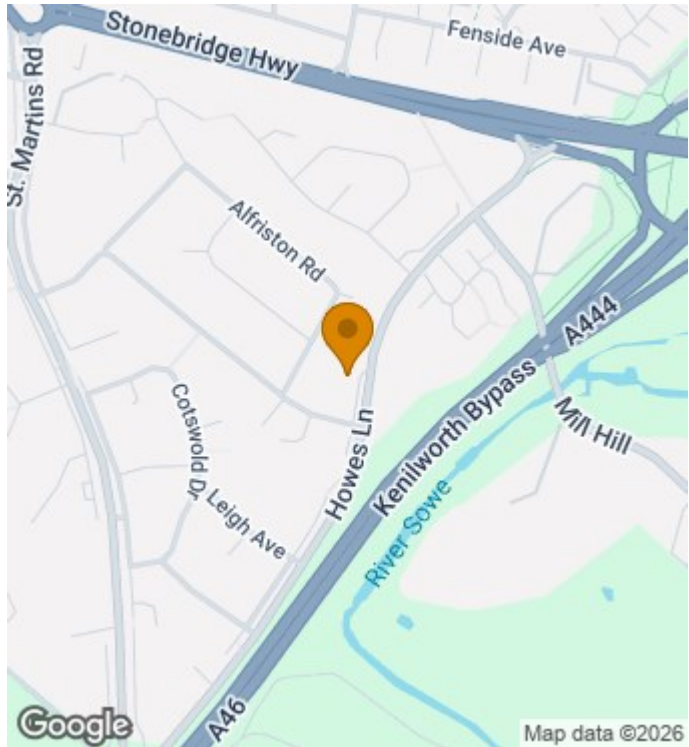
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

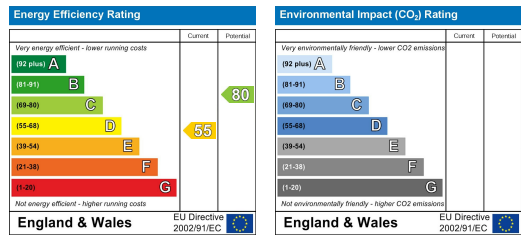
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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