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Lanchbury Avenue  
CV6 7PH

## Lanchbury Avenue

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£1,300 Per Month

£1,500 Deposit

Shortland Horne are pleased to offer this well presented three bedroom semi-detached family home, ideally situated close to popular schools, local amenities and excellent bus links to the City Centre.

The ground floor briefly comprises of an entrance hallway with ground floor W.C, spacious lounge with useful understairs storage and a modern fitted kitchen featuring a four ring gas hob with oven below, inset sink with drainer and mixer tap, alongside a range of base and eye level units providing ample storage space.

To the first floor are two generous double bedrooms and a well proportioned single bedroom, all benefiting from fitted wardrobes. Bedroom one further benefits from a modern en-suite shower room, while the family bathroom completes the first floor.

Externally, the property offers an enclosed rear garden with patio area, low maintenance astro lawn and a timber framed office with power, ideal for home working. To the front of the property is allocated off street parking.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: B

**selling quality**  
property since 1995





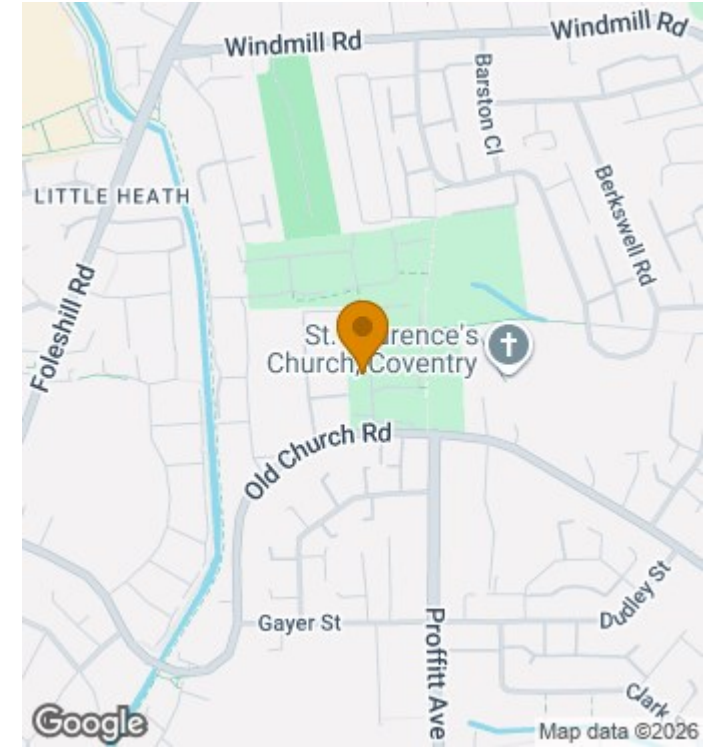




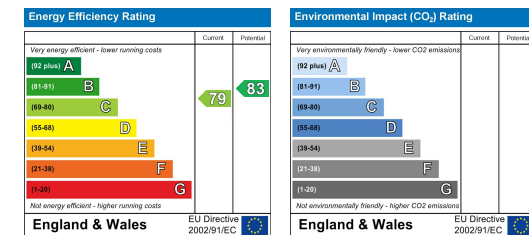
# Floor Plan



# Location Map



# 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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