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Craven Avenue
Binley Woods CV3 2JT

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* EXTENDED 3 BEDROOM SEMI WITH NO UPWARD CHAIN * GAS CH & DOUBLE GLAZED * PINE KITCHEN WITH HOB , OVEN & DISHWASHER THROUGH TO SEPARATE BREAKFAST/ DINING ROOM * DIRECT ACCESS INTEGRAL GARAGE * WELL LAID OUT GARDENS * VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of Craven Avenue, Binley Woods, on the eastern outskirts of the city, this extended three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. With no upward chain, this property is ready for you to make it your own without delay requiring redecoration and refurbishment.

The home boasts a well-thought-out layout, providing ample space for comfortable living. Each of the three bedrooms offers a peaceful retreat, perfect for relaxation after a long day. The property is situated within walking distance of Binley Woods Primary & Junior School, making it an ideal choice for families with young children.

One of the standout features of this residence is its well-maintained private gardens, which offer a tranquil outdoor space for entertaining, gardening, or simply enjoying the fresh air. being particularly private to the rear. The potential for further enhancement is evident, allowing you to tailor the property to your personal taste and lifestyle.

Given its sought-after location and the excellent potential it offers, viewing this property is highly recommended. Do not miss the chance to explore this charming home that could be the perfect fit for you and your family.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

THROUGH LOUNGE
WITH FEATURE
FIREPLACE

DOUBLE GLAZED
CONSERVATORY

PINE KITCHEN
THROUGH TO
BREAKFAST/ DINING
ROOM

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FULLY TILED
BATHROOM WITH
SHOWER

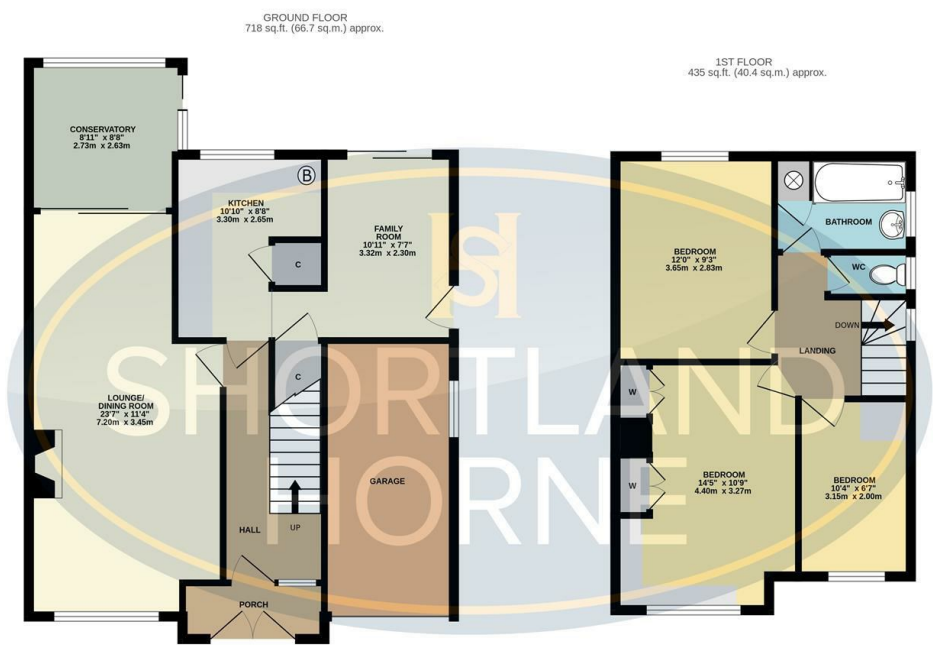
SEPARATE WC

DIRECT ACCESS TO
BRICK BUILT
INTEGRAL GARAGE

FRONT & WELL LAID
OUT PRIVATE
LAWNED REAR
GARDEN

NO UPWARD CHAIN

Floor Plan



Total area: 1153.00 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

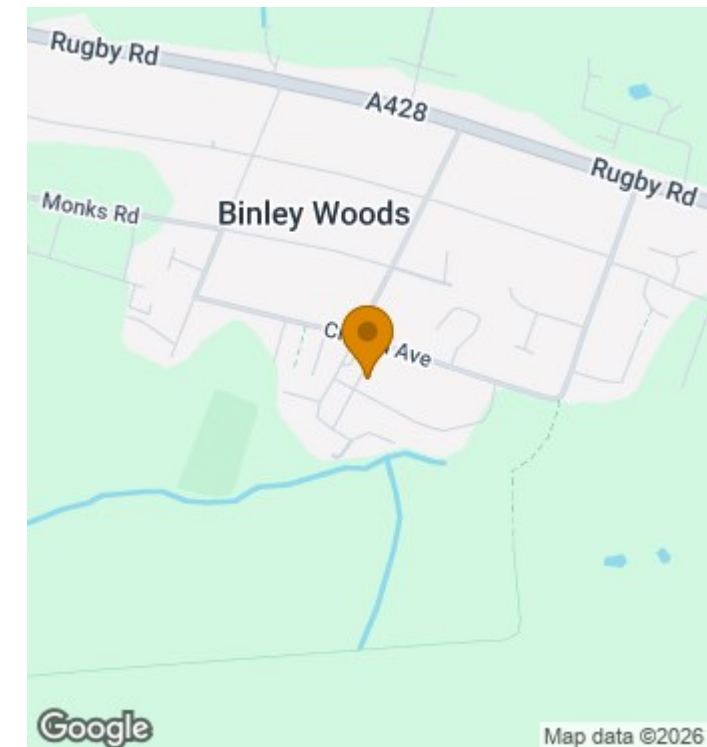
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

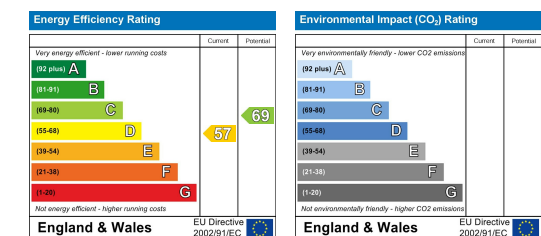
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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