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Headington Avenue
CV6 2GX

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**** NO ONWARD CHAIN **** This attractive end-of-terrace home offers spacious and well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, young families or investors alike. Occupying a generous corner position and benefitting from a detached garage, the property combines practical living space with excellent potential to personalise and make your own.

Stepping inside, you are welcomed by a bright entrance hallway providing access to the principal ground floor accommodation. The heart of the home is the impressive dual-aspect living and dining room, a superb open-plan space flooded with natural light from both the front and rear elevations. Offering ample room for both comfortable seating and a family dining table, this versatile room is perfect for everyday living as well as entertaining friends and family. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

The fitted kitchen enjoys views over the rear garden and offers an excellent range of worktop and storage space, making it a practical area for everyday cooking, with scope for future enhancement if desired.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous double overlooking the rear aspect, whilst the second bedroom is another excellent-sized double. The third bedroom provides flexibility as a child's bedroom, nursery, dressing room or home office, catering perfectly to modern lifestyles. Completing the accommodation is the family bathroom, fitted with a three-piece suite.

Outside, the property benefits from enclosed front and rear gardens, providing excellent outdoor space for relaxing, entertaining or for children to enjoy. A particular highlight is the detached garage with power, offering secure parking, additional storage or workshop potential, together with further off-road parking if required with rear vehicular access

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway
1.80m x 4.45m

Living Room
4.14m x 7.16m

Kitchen
2.87m x 2.41m

FIRST FLOOR

Landing
1.80m x 2.44m

Bedroom One
3.33m x 3.66m

Bedroom Two
3.56m x 3.40m

Bedroom Three
2.64m x 2.67m

Bathroom
2.39m x 1.70m

Floor Plan



Total area: 1194.00 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.

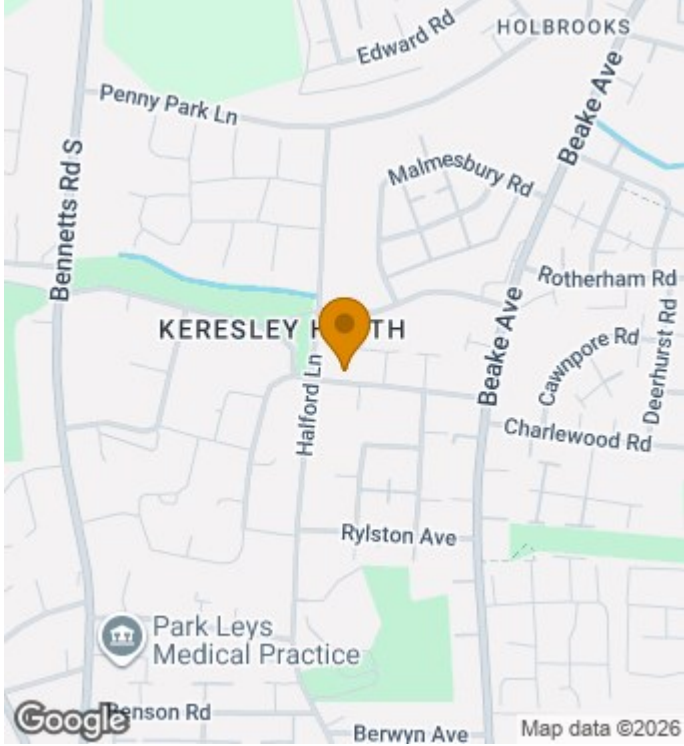
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

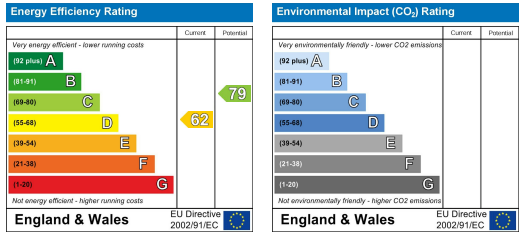
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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