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Property Experts



Brayford Avenue  
CV3 5BS

# Brayford Avenue

## CV3 5BS

\* EXTENDED ELEVATED 3 BEDROOM SEMI \* SOUGHT AFTER RESIDENTIAL ROAD \* GAS CH & DOUBLE GLAZED \* FRONT & EXTENDED REAR RECEPTION ROOMS \* GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM \* GOOD SIZED ESTABLISHED REAR GARDEN \* NO UPWARD CHAIN

Nestled on the charming Brayford Avenue in Styvechale, this delightful extended semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts an inviting layout with a spacious dining room and extended lounge perfect for both relaxation and entertaining guests opening out to the good sized established lawn rear garden.

With three well-proportioned bedrooms and bathroom, there is ample space for a growing family. The extended kitchen provides access through to a fully tiled shower room.

One of the standout features of this property is the absence of any upward chain, allowing for a smooth and efficient purchasing process. which has been occupied by the present owner for almost 70 years!

We highly recommend scheduling a viewing to fully appreciate the charm and potential this property has to offer. With its thoughtful extensions and modern updates, this home is ready to welcome its new owners. Don't miss out on the chance to make this lovely house your new home.

selling quality  
property since 1995









## Dimensions

ENTRANCE HALL

DINING ROOM

4.05 x 3.51

EXTENDED LOUNGE

6.75 x 3.22

EXTENDED KITCHEN

5.60 x 2.34

FULLY TILED  
SHOWER ROOM

LANDING

BEDROOM ONE

4.05 x 3.51

BEDROOM TWO

3.87 x 3.22

BEDROOM THREE

2.10 x 2.00

REFURBISHED  
BATHROOM WITH  
CONTEMPORARY  
WHITE SUITE

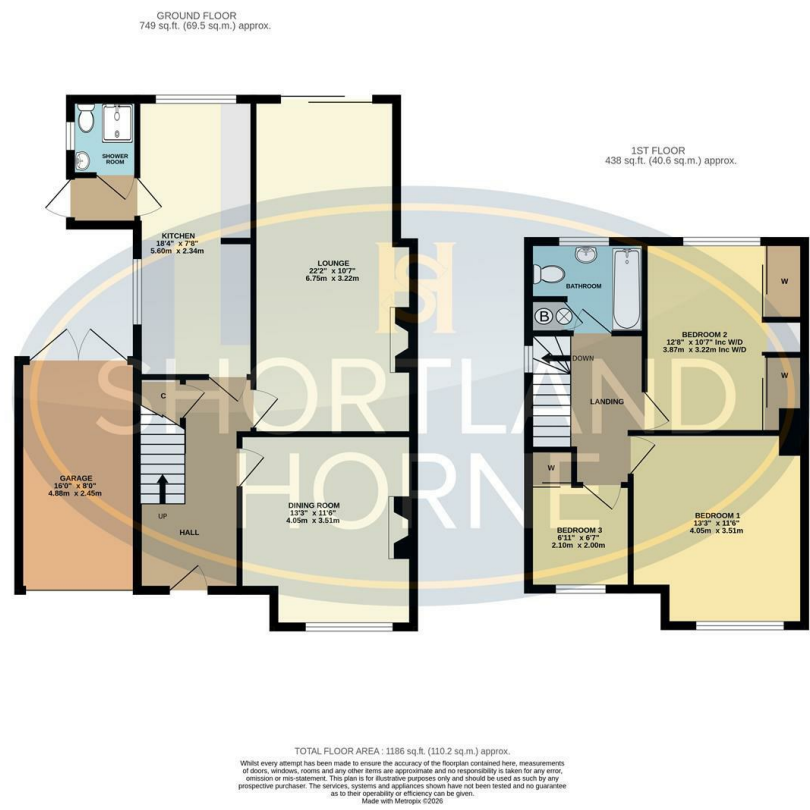
DIRECT ACCESS  
ATTACHED GARAGE

4.88 x 2.45

FRONT & GOOD  
SIZED ESTABLISHED  
REAR REAR GARDEN

VIEWING  
RECOMMENDED  
WITH NO UPWARD  
CHAIN

Floor Plan



Total area: 1186.00 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.

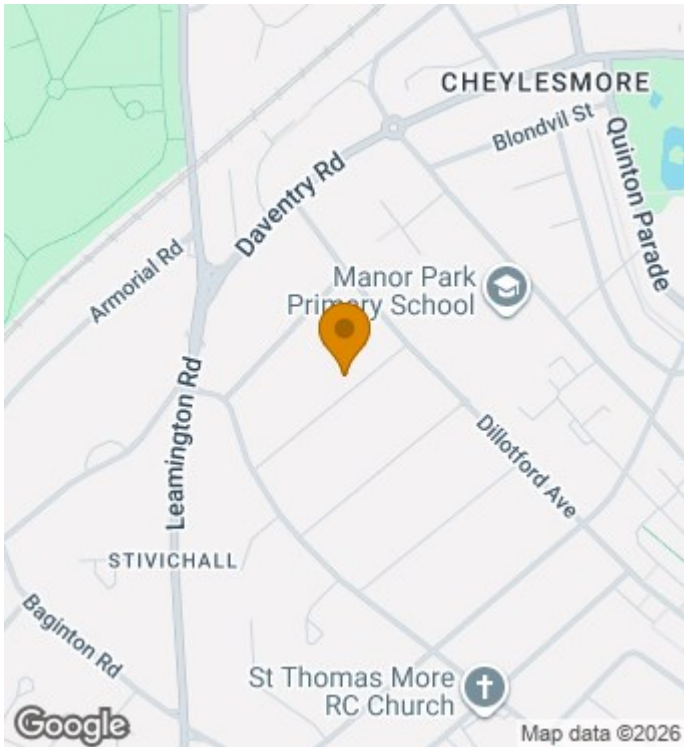
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

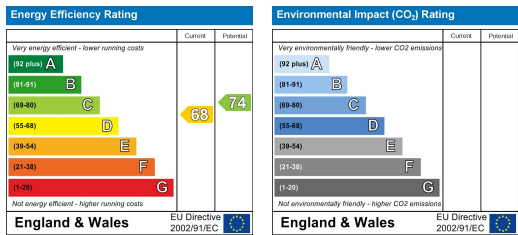
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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