



**SHORLAND
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Property Experts

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Hemingford Road
CV2 2RE

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£1,400 PCM

£1,615 Deposit

Shortland Horne are pleased to offer this delightful three bedroom detached property on Hemingford Road, Walsgrave. This superb property has recently been redecorated throughout to a high standard.

The property briefly comprises of an entrance hallway with ground floor W.C, spacious open lounge, conservatory and high quality fitted kitchen with fitted oven, induction hob and space and plumbing for undercounter washing machine. To the first floor are three bedrooms, one of which benefits from fitted wardrobe units and a modern fitted bathroom with matching suite finished in modern ceramics.

Externally the property has well maintained rear garden with lawn and herbaceous borders. To the front of the property is a block paved driveway leading to an integral garage.

**AVAILABLE NOW | EPC RATING : C | COUNCIL
TAX BAND: D**







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Floor Plan



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

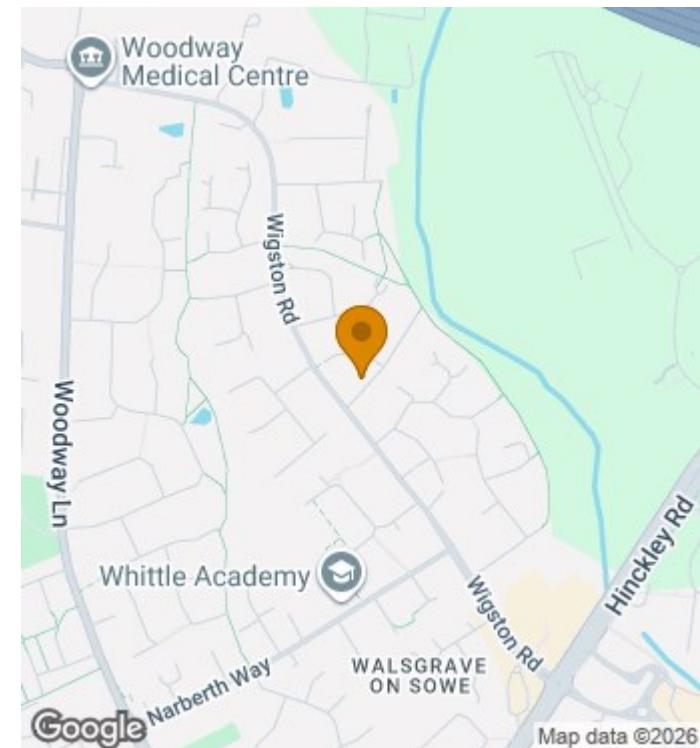
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

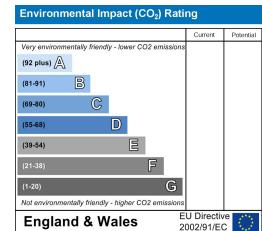
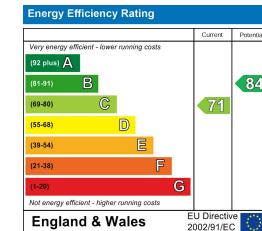
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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