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Chideock Hill
Stivichall CV3 6LL

# Chideock Hill
## CV3 6LL

A superb opportunity to purchase this spacious three bedroom semi detached home on a great plot, with great potential. Situated in the very popular area of Styvechale Grange, within easy reach of both Grange Farm and Stivichall primary schools and good local amenities.

Briefly, the accommodation comprises of an entrance hallway leading you through to a 22ft lounge/diner with an open gas fireplace and sliding patio doors opening out to the garden, a fully fitted modern kitchen with Quartz worktops and integrated appliances to include a dishwasher, eye level double oven, a ceramic hob and space for a washing machine. There is also a downstairs W/C.

On the first floor you will find a family bathroom, two double bedrooms (both featuring built in wardrobes) and a single bedroom.

Outside to the front of the property is a lawned garden with a driveway providing off road parking with access to a garage. The rear garden is a generous size which is mainly laid to lawn and a paved patio area, completely private overlooking a rear field off the coat of arms bridge.

The property is gas centrally heated and fully double glazed.

selling quality
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# Dimensions

## GROUND FLOOR

### Entrance Hallway

### Lounge/Diner
6.83m x 3.91m

### Kitchen
3.20m x 2.97m

### W/C

## FIRST FLOOR

### Bedroom One
3.53m x 2.64m

### Bedroom Two
3.53m x 3.48m

### Bedroom Three
3.00m x 2.57m

### Bathroom

## OUTSIDE

### Garage
5.51m x 2.69m

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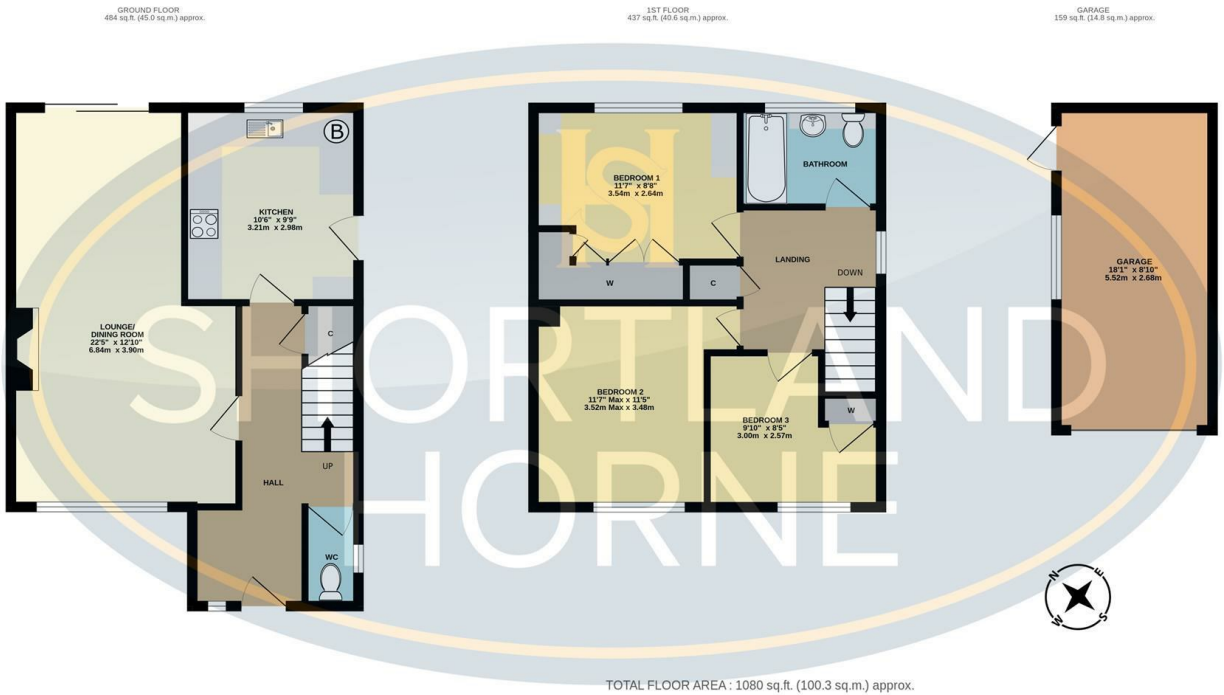
# Floor Plan




TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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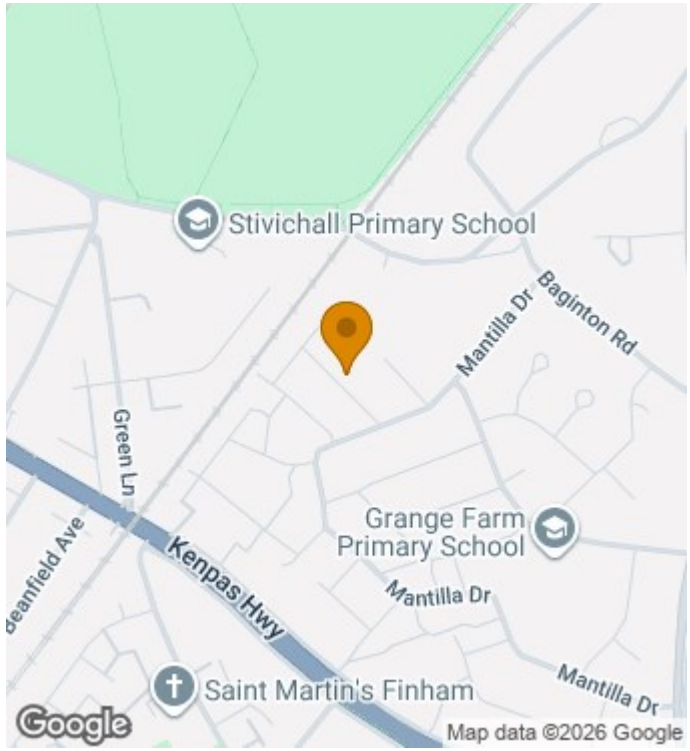
## Total area: 1080.00 sq ft

**Disclaimer**

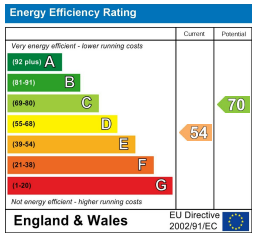
**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items 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 ccordance 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.

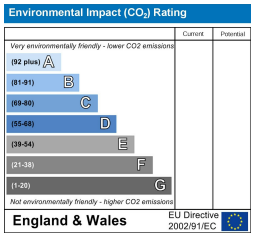
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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