



Trusted
Property Experts



St. Martins Road
Finham CV3 6ET

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NO CHAIN

A much loved family home ready for someone to make their own, located in the quiet and highly sought after area of Finham. This semi-detached bungalow occupies a generous plot and presents an excellent opportunity to place your own stamp throughout.

The property has been well maintained and comprises of well-proportioned rooms. Off the front hall are two double bedrooms (with one of the bedrooms having fitted wardrobes), a large lounge with sliding patio doors overlooking the garden, kitchen and modern bathroom with W/C. Adjacent is an attached garage. Additional storage is available in a loft under a pitch roof. Outside there is a block paved driveway to the front as well as a substantial attractive rear garden make this versatile bungalow. Ideally located in a community benefiting from local amenities including shops and easy access to the city centre by bus, a great buy.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Lounge / Diner

6.73m x 4.32m

Kitchen

3.68m x 2.26m

Conservatory

3.02m x 2.97m

Bedroom 1

3.12m x 3.56m

Bedroom 2

2.87m x 2.24m

Bathroom

Garage

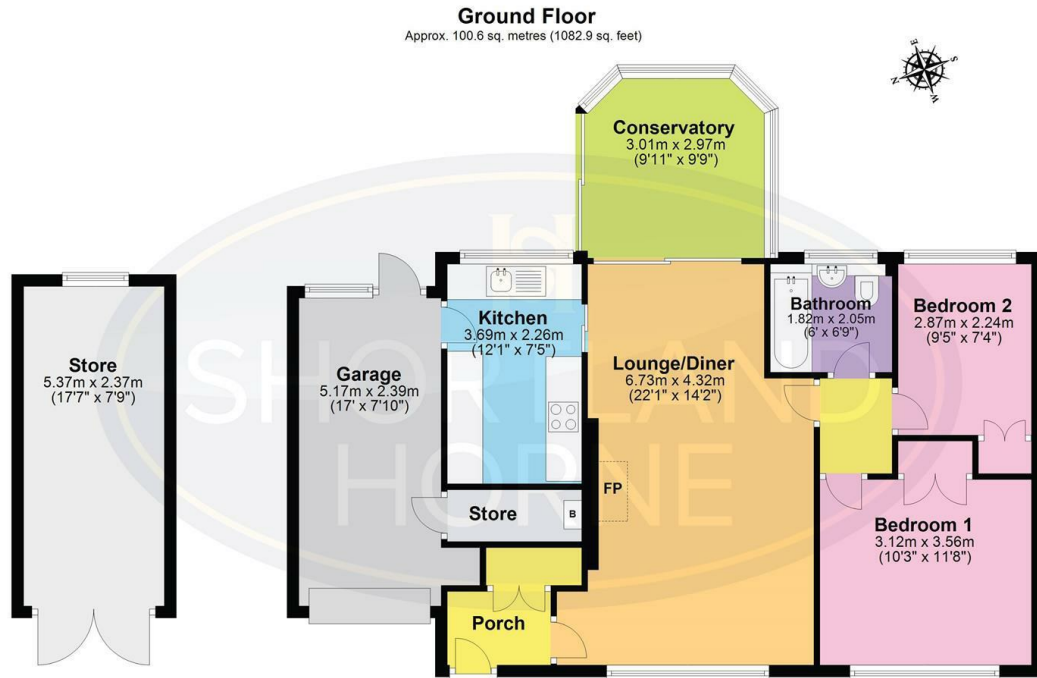
5.18m x 2.39m

Store

5.36m x 2.36m



Floor Plan



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1082.90 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

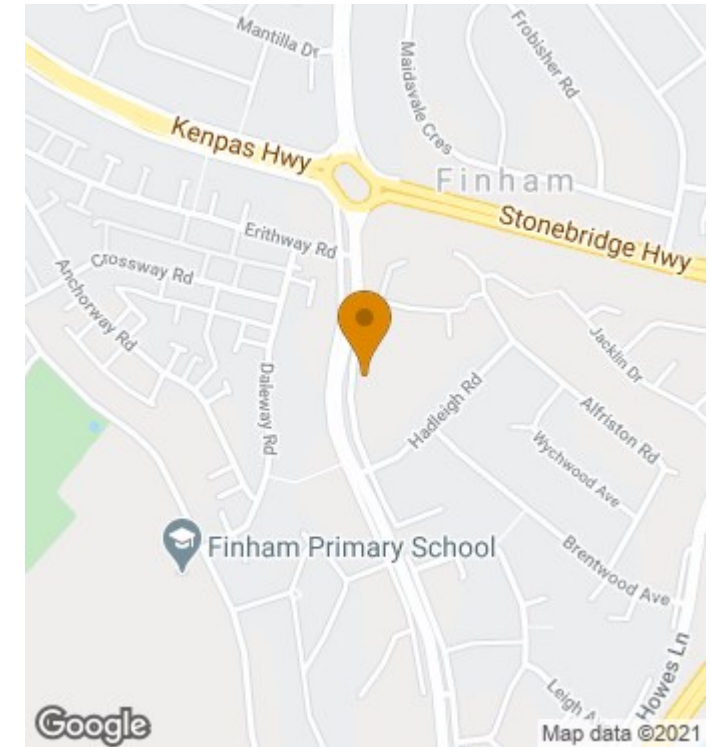
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	EU Directive 2002/91/EC		
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
	EU Directive 2002/91/EC		
England & Wales			



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