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St. Martins Road
Finham CV3 6EU

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SPACIOUS FAMILY HOME WITH NO UPWARD CHAIN LOCATED IN THE FINHAM PARK SCHOOL CATCHMENT AREA SET ON A VERY GENEROUS PLOT.

This lovely three bedroom semi-detached property is conveniently located to the A45, Jaguar Landrover, Schools and shops with the ground floor offering an entrance hallway, 29ft lounge/diner and a newly fitted kitchen with an integrated oven with gas hob. On the first floor you will find two double bedrooms, a single bedroom and a family bathroom with a separate W/C. Outside to the front of the property is a gravelled front garden and to the rear is a fully enclosed lawned garden with a brick built outside W/C and garage with a block paved driveway providing parking for several vehicles.









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Diner

8.97m x 3.61m

Kitchen

4.34m x 2.67m

FIRST FLOOR

Bedroom One

4.98m x 3.45m

Bedroom Two

3.78m x 3.02m

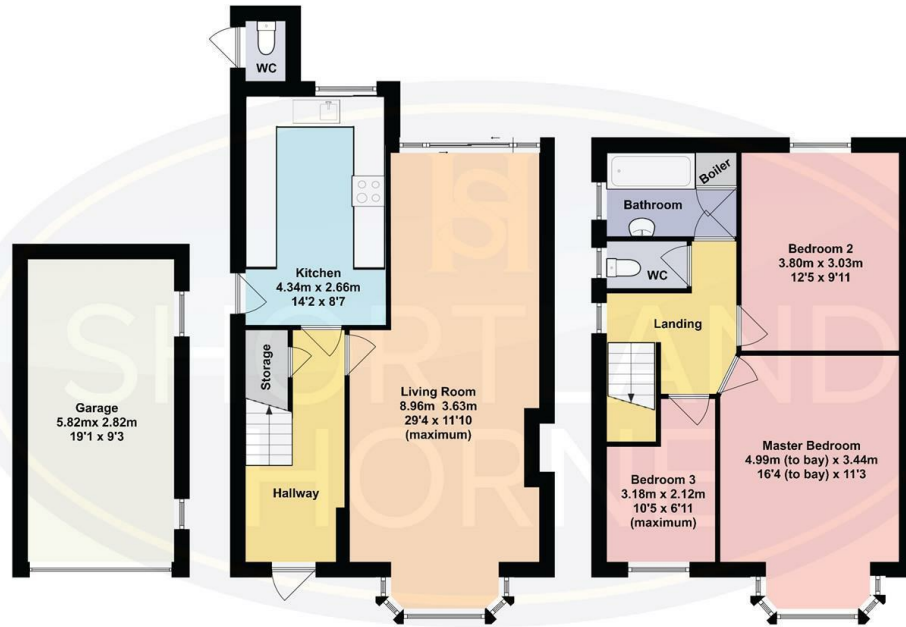
Bedroom Three

2.41m x 2.11m

Family Bathroom



Floor Plan



TOTAL FLOOR AREA 106.50 sq m / 1146.35 sq ft

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: 1149.35 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 Home.

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 Home 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

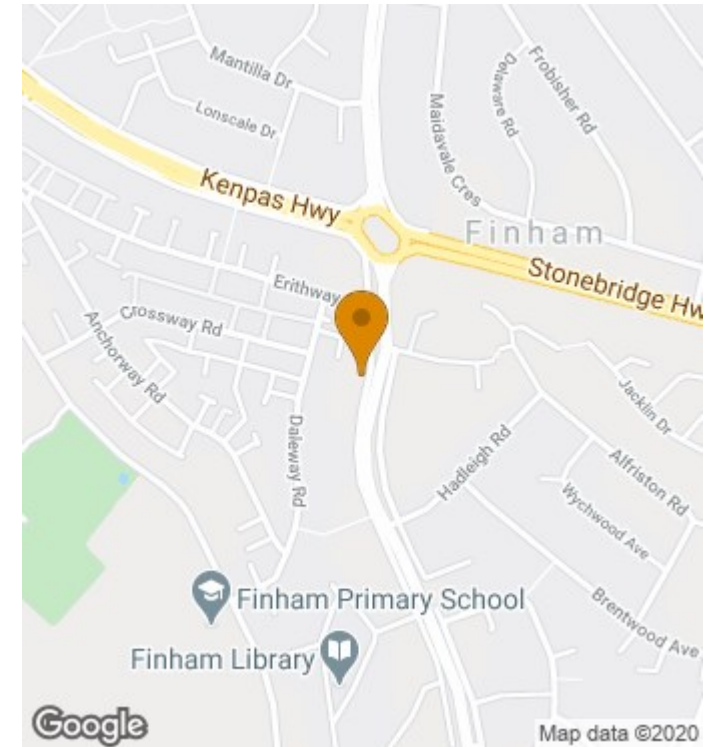
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

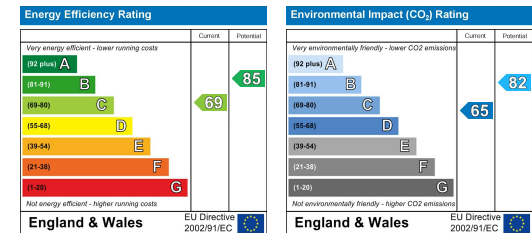
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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