



 **SHORTLAND
HORNE**

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Property Experts

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HORNE**

ORFORD RISE
NOS 77-92 
Orford Rise
Galley Common CV10 9SA

Orford Rise

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A LOVELY MODERN FOUR BEDROOM FAMILY DETACHED HOME IN NUNEATON

The property supplies plenty of room for family living with the ground floor having a hallway with Living Room with feature fireplace, Play Room, Kitchen with fitted units, Shower / Utility room and a Conservatory / Dining room overlooking the garden.

The first floor has a master bedroom that benefits from having a dressing room attached, a Family Bathroom and a further three bedrooms.

Outside there is a driveway to the front providing off road parking and to the rear there is a fully enclosed garden, mainly laid to lawn.

Worth viewing to understand the flexibility this space offers family living.







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Dimensions

GROUND FLOOR

Bathroom

1.85m x 1.88m

Living Room

4.24m x 3.56m

Kitchen

2.92m x 4.60m

Conservatory / Dining Room

3.02m x 1.50m

Shower Room / Utility

1.98m x 2.18m

Play Room

5.18m x 2.18m

FIRST FLOOR

Landing

Bedroom 1

5.31m x 2.18m

Dressing Room

1.85m x 2.18m

Bedroom 2

3.61m x 2.62m

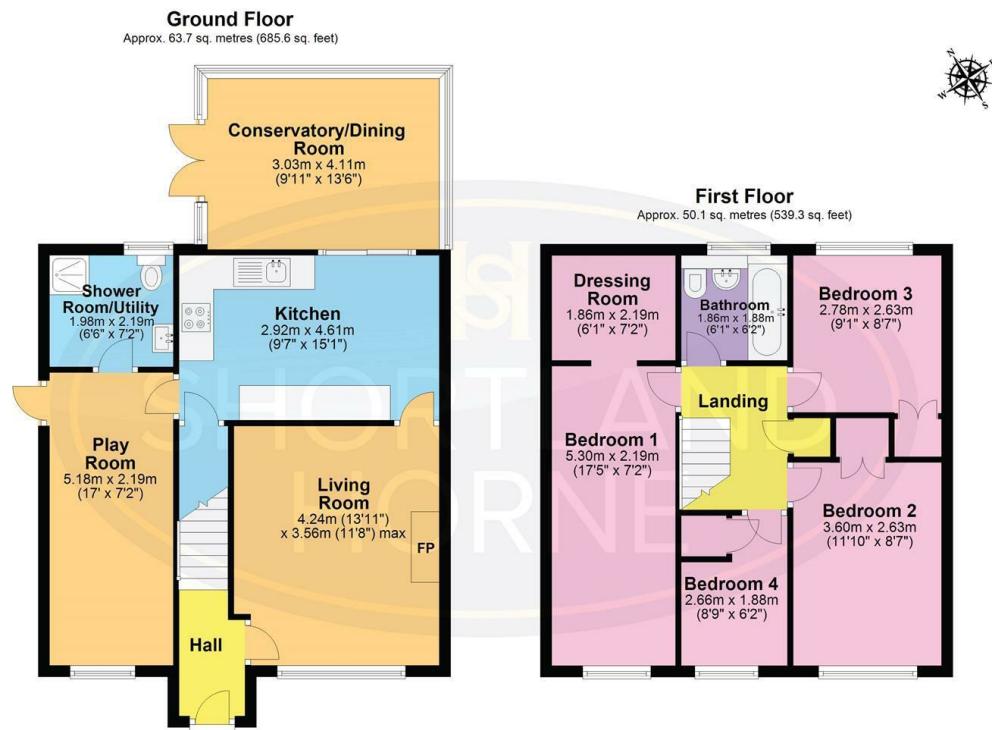
Bedroom 3

2.77m x 2.62m

Bedroom 4

2.67m x 1.88m

Floor Plan



Total area: 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

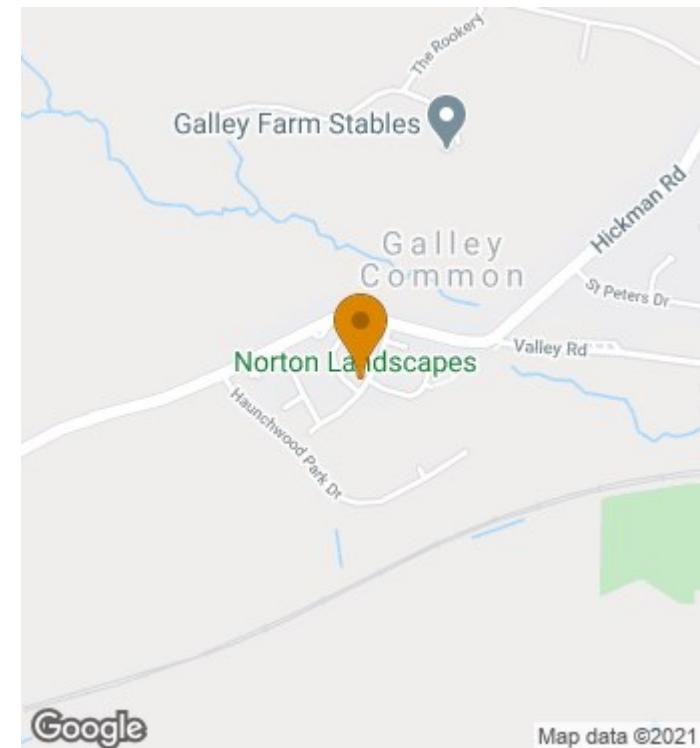
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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