

Floor Plan



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			
England & Wales		EU Directive 2002/91/EC	

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.



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SHORTLAND HORNE

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Delaware Road
CV3 6LX



£450,000 Guide price | Bedrooms 3 Bathrooms 1

AN OUTSTANDING EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN. OFFERED WITH NO UPWARD CHAIN!!

Delaware Road is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within easy reach to Finham Park School.

The house has gas fired central heating and double glazing. It affords excellent family accommodation including a front 14ft lounge, a superbly extended engineered oak floored kitchen/dining/family room with granite worktops, integrated appliances and french doors leading out to the garden.

On the first floor you will find a family bathroom, two double bedrooms with the master bedroom featuring a row of built in wardrobes and a good size single bedroom.

The garden is an especially attractive feature; well designed for the children; it sets off the house to best advantage. There is a block paved driveway providing parking for several vehicles with access to a garage with an outside W/C. We strongly recommend an early inspection; the house is an exceptional example of its type.



GROUND FLOOR

Entrance Hallway	
Living Room	14'9" x 12'4"
Kitchen	12'4" x 21'1"
Family Room/Dining Room	13'8" x 15'3"

FIRST FLOOR

Bedroom One	12'2" x 12'4"
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Bedroom Two

12'0" x 11'5"

Bedroom Three

8'7" x 8'5"

Family Bathroom

5'6" x 8'5"