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Batemans Acre South
Coundon CV6 1BE



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No Onward Chain

A double bayed, mid-terraced family home lying within this much sought after and peaceful side road. The property has the benefit of both gas heating and double glazing and the accommodation comprises; entrance hall, front lounge, separate rear dining room, an extended fitted kitchen with door out to the rear garden, first floor landing, three bedrooms and bathroom with shower over bath. Outside, there is a low maintenance front garden and, to the rear, there is a good sized garden with paved patio, a lawn area, a very useful garage and rear pedestrian access gate.

Batemans Acre South is a well served location close to the Holyhead Road, with a good choice of amenities close by including shops, schools such as Coundon Court Secondary School and regular bus services as well as being in within close proximity to the A45 and Ideal location for good transport networking.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Hallway

Lounge/Diner

4.01m x 7.29m

Kitchen

3.25m x 4.75m

FIRST FLOOR

Bedroom One

3.53m x 3.99m

Bedroom Two

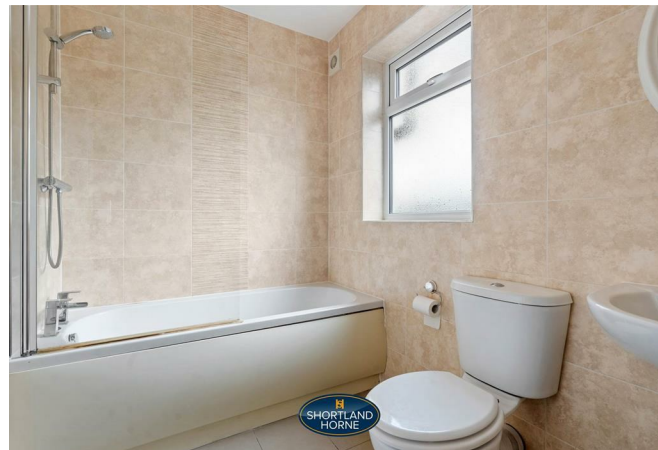
3.05m x 3.30m

Bedroom Three

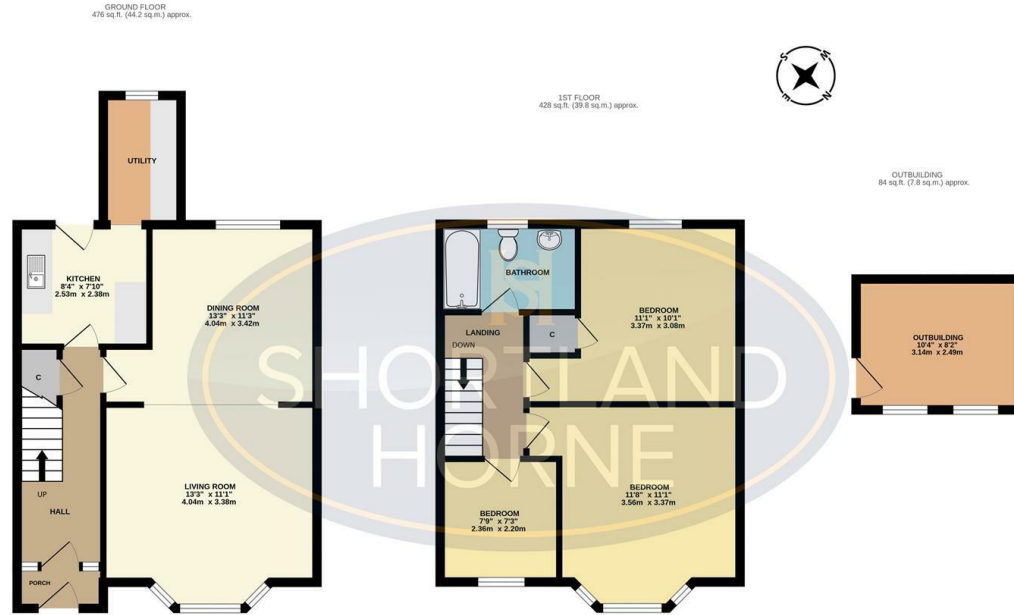
2.16m x 2.39m

Bathroom

2.59m x 1.65m



Floor Plan



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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: sq ft

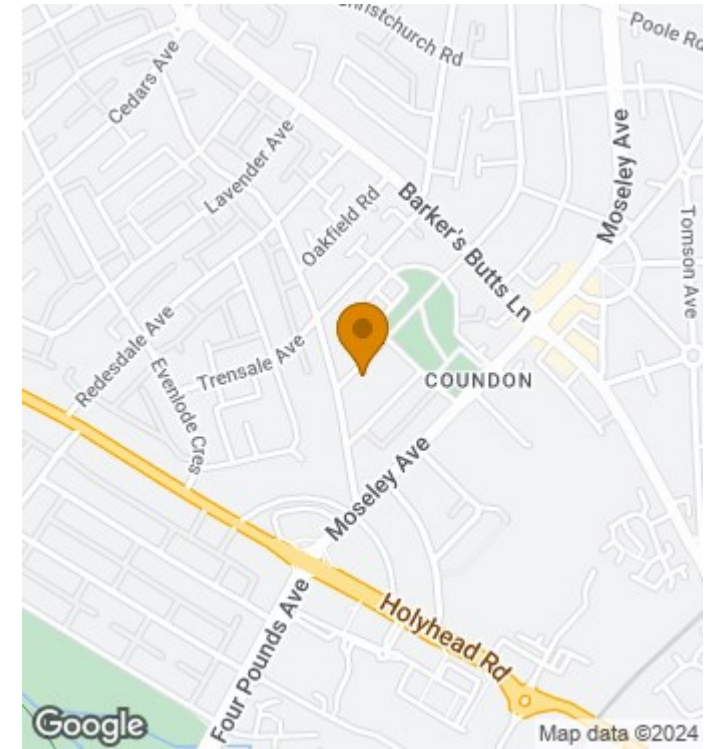
Disclaimer

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

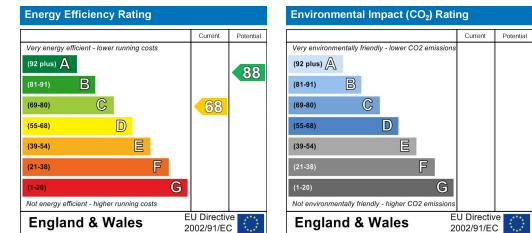
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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