



VINCENT JAMES
ESTATE AGENTS

382 LONDON ROAD, DAVENHAM,
NORTHWICH, CW9 8EE

£200,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this Mid Terraced property located on London Road. The accommodation of this superb home includes: Hallway, Open Plan Lounge Diner, Kitchen Utility Area & WC to the ground floor and THREE BEDROOMS and shower room to the first floor. Externally there is OFF ROAD PARKING for two cars to the front elevation and an enclosed garden to the rear. ***NO CHAIN***

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Hallway

Accessed via double glazed front entrance door. Laminate flooring. Stairs to first floor. Door to Lounge / Diner. Stairs to first floor. Radiator.

Lounge / Diner

23'1 x 12'8

Double glazed window to the front elevation. Double glazed window to the rear elevation. Two Radiators. Door to Kitchen.



Kitchen

13'5 x 10'2

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Space for Fridge, Freezer and Washing Machine. Inset high level Oven. Inset hob. Wall mounted boiler. Tiled floor. Double glazed window to the side elevation. Opening to Utility Area. Under stairs storage larder. Radiator.



Master Bedroom

16'3 x 12'1

Double glazed window to the front elevation. Radiator.



Bedroom Two

13'1 x 9'6

Double glazed window to the rear elevation. Radiator.



Utility Area

6'4 x 5'3

Double glazed sliding door to the rear elevation. Tiled floor. Space for Fridge Freezer & Tumble Dryer. Door to WC.

WC

4'9 x 2'2

Low level WC and wash hand basin. Tiled floor & walls. Window to the rear elevation,

Landing

Loft access. Doors to Bedrooms and Shower room.

Bedroom Three

9'1 max x 9'8

Double glazed window to the rear elevation. Radiator.



Externally - Rear

Enclosed garden with planting borders.

Shower Room

6'3 x 6'1

Low level WC and vanity wash hand basin. Double glazed window to the side elevation. Tiled floor.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B

Externally - Front

Off road parking for two cars.

Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.7 sq. feet)

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	81

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			
England & Wales		EU Directive 2002/91/EC	

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