



4 Chepstow Close  
Callands, WA5 9SJ

Offers Around  
£186,000

MID MEWS. TWO Bedrooms. SUN TRAP rear Garden. DRIVEWAY Parking. UPVC Double Glazed. Gas Central Heating. Breakfast/Kitchen. Three piece Bathroom. IDEAL First Home.

Halton Kelly are pleased to offer for purchase this lovely Two Bedroom mid Mews house, we are advised it is Freehold Title. Located in a cul de sac which is close to local amenities, schools and motorway networks.

Briefly comprising a small Entrance Vestibule opening into the Lounge which has double opening patio doors, Breakfast/Kitchen with external door, Landing, Two Bedrooms and Bathroom. We are advised the Boiler is serviced annually.

Outside to the front is driveway parking for two vehicles and a lovely sun trap rear Garden with Timber storage shed and full width patio area. Our client has found a property that he is keen secure and from that property we understand there is no upward chain.

Please call the Office for further details and viewing arrangements.



**LOUNGE**

13'9 x 11'7 (4.19m x 3.53m)

From the front Entrance door is a small Hall area, into the Lounge, with open stair case, laminate wood flooring, double opening patio doors to the Garden and access door to the Kitchen/Diner.



**BREAKFAST/KITCHEN**

11'7 x 7'10 (3.53m x 2.39m)

Dual aspect Breakfast/Kitchen with fitted wall and base units, single bowl drainer, plumbing for washing machine, space for fridge/freezer and external door to the Garden.





**BEDROOM ONE**

11'5 x 6'7 (3.48m x 2.01m)

From a small Landing into a Double Bedroom with laminate wood flooring, storage cupboard and recess area for clothes.

**BEDROOM TWO**

10'11 x 5'5 (3.33m x 1.65m)

Single Bedroom with laminate wood flooring.



### **BATHROOM**

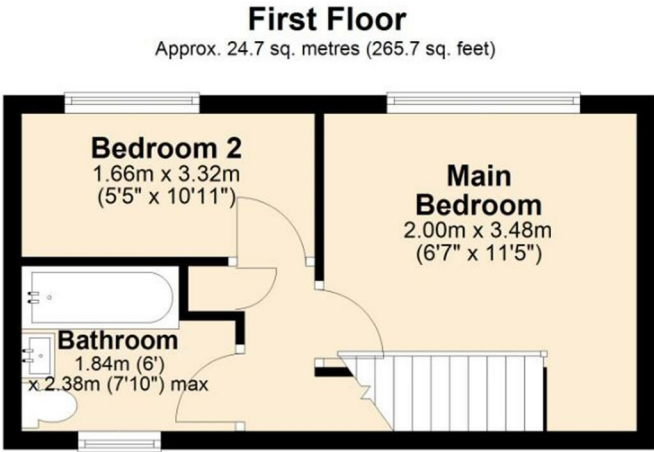
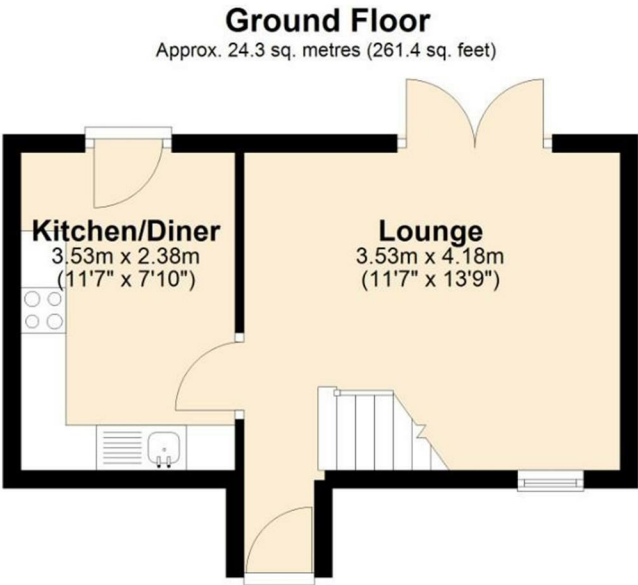
Three piece bathroom with shower over bath.



### **GARDEN**

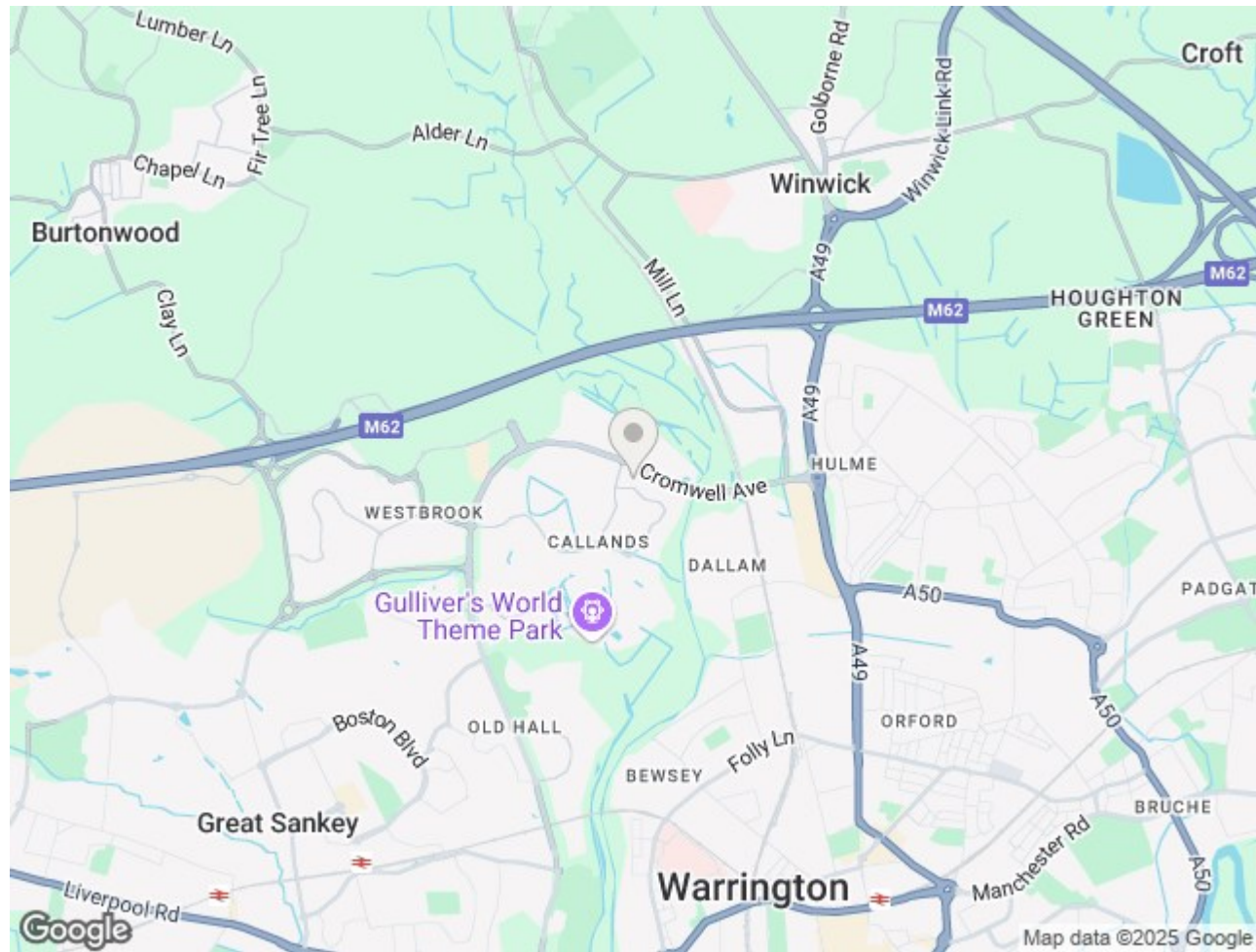
Well fenced, lovely sun trap Garden which is not directly overlooked, mainly to lawn with patio area.





Total area: approx. 49.0 sq. metres (527.1 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 & WalesEU Directive 2002/91/EC

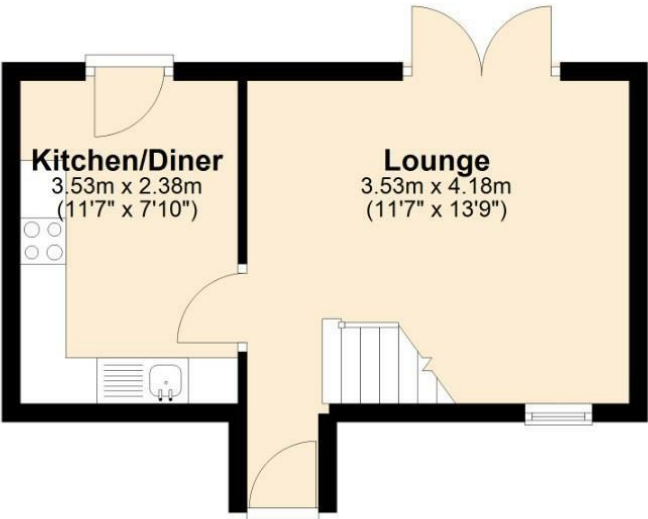
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & WalesEU Directive 2002/91/EC

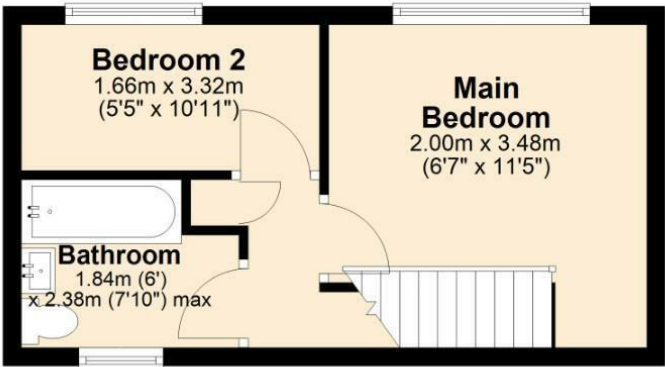
Ground Floor

Approx. 24.3 sq. metres (261.4 sq. feet)

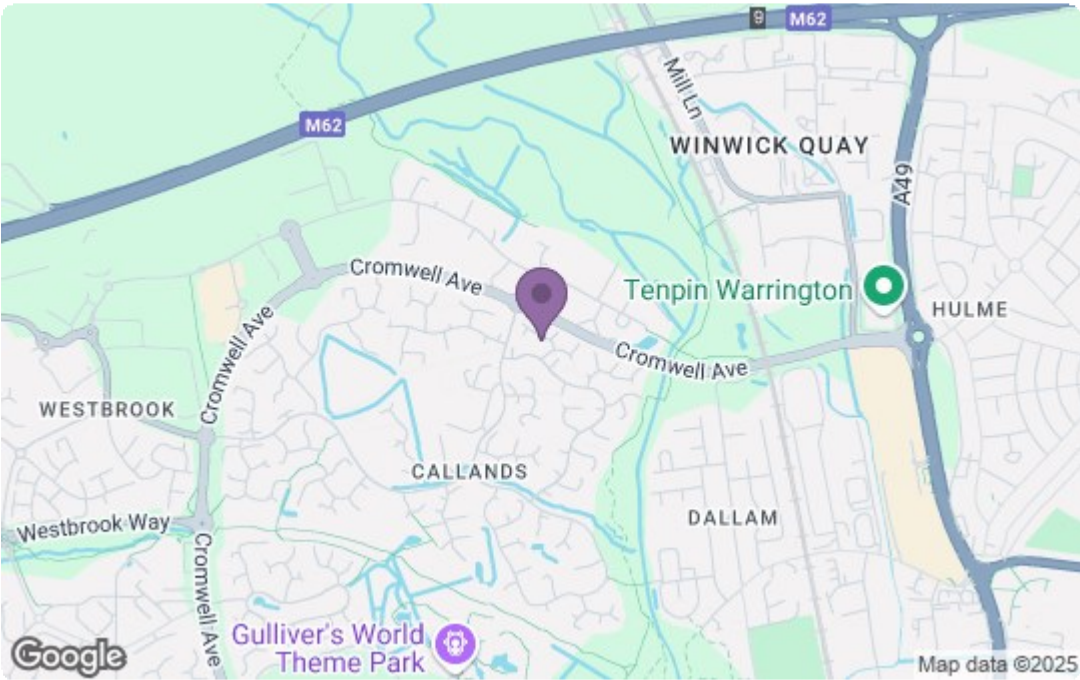


First Floor

Approx. 24.7 sq. metres (265.7 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 sq. feet)



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(55-68) D		
(39-54) E		
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England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.