

# 14 Draxford Court Parkway

Wilmslow, Cheshire, SK9 1NA



*mosley jarman*





## 14 Draxford Court Parkway, Wilmslow, Cheshire, SK9 1NA

**£295,000**

A two bedroom, two bathroom (en-suite) end mews with allocated parking situated in the heart of Wilmslow. The accommodation includes an entrance hall with two built in storage cupboards, a spacious living room which extends to 20' with large windows to both the front and rear. A fitted kitchen comes with a good range of base and wall mounted storage units. The stairs lead from the hall up to the first floor landing and provides access to two double bedrooms, both of which have ensuite facilities. Gas central heating and double-glazing. No vendor chain.



- Envious position within the centre of Wilmslow
- Fabulous living room and fitted kitchen
- Gas central heating & double-glazing
- Access to well-tended communal gardens to the rear
- Council Tax band: C
- Generous sized accommodation over two levels
- Two double bedrooms, both with en-suites
- Private parking for two cars
- EPC rating: D





### The Location

Set in the heart of Wilmslow, the property is situated only a few minutes walk from Wilmslow train station and local amenities and within a short drive of the A34 bypass.

### The Grounds & Gardens

Number 14 is an end-terrace with private parking for two cars and also having access to well-tended communal gardens to the rear.

### Important Information

Council Tax Band: C

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Superfast Full Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage with O2 & Vodafone likely).

Parking: Private parking for two cars

Rights of Way & Restrictive Covenants: Communal gardens to rear

Accessibility: N.A

Tenure: Freehold

Please note, there is an annual gardening fee of £172 per annum.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 1NA**

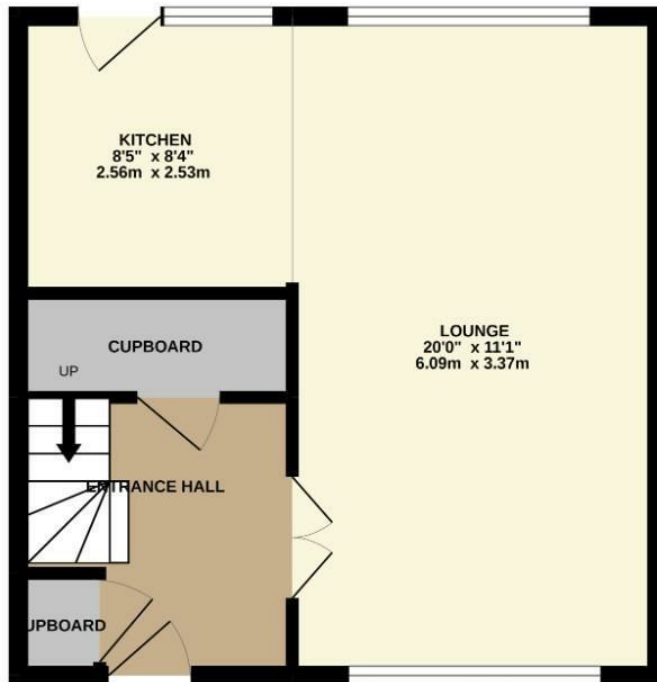
What 3 Words: **middle.joke.lifts**

Council Tax Band: **C**

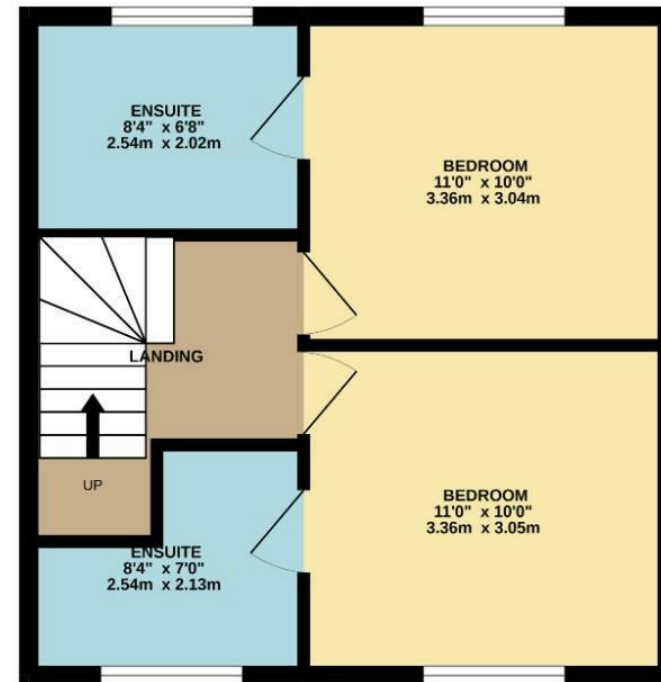
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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