



2 Chancery Close, WN5 0AT Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic modern end mews property positioned within a very sought after location close to local amenities. This excellent home boasts generous accommodation over two floors together with off road parking for multiple vehicles. Entry is via an entrance hallway which provides access to the downstairs wc and the modern fitted kitchen complete with integrated appliances, a good size sitting which leads in to conservatory providing extra downstairs living space complete the downstairs accommodation. Two double bedrooms sit to the first floor, both along with modern en-suite bathrooms. Outside, the front gardens are open plan, with a driveway to the side which provides off road parking. The rear gardens are enclosed and low maintenance with side gate access. the property benefits from gas central heating and double glazed. No onward chain and viewing highly recommended!



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	

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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