



16 Jubilee Close, Meriden, CV7 7SN

Offers over £280,000

This well presented extended semi detached home situated in the heart of Meriden village briefly comprises hall, fitted kitchen, extended lounge, downstairs w/c, two double bedrooms and bathroom. There is an enclosed rear garden and two allocated parking spaces to the front of the property. There is double glazing and central heating both where specified. The property also benefits from NO CHAIN !!

Approach

Two car parking spaces



Hallway

Double glazed door to front, storage cupboard concealing wall mounted boiler.



Kitchen

8'09 x 6'03 (2.67m x 1.91m)

Having wall, base and drawer units with under cupboard lighting, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, dishwasher, washing machine, electric oven with gas hob and extractor over and spotlights to ceiling.



Lounge

24'01 x 12'11 (7.34m x 3.94m)

Double glazed window to side and double glazed French door leading the rear garden, stairs leading to first floor with oak and glass banister, two sky lights, radiator, two ceiling spotlights and spotlights to ceiling.



Downstairs W/C

Low level w/c, wash hand basin and ceiling light point.



Landing

Loft access, radiator and loft access.



Bedroom One

11 to robes x 9'03max (3.35m to robes x 2.82mmax)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

12'11 x 8' (3.94m x 2.44m)

Double glazed window to rear, radiator, storage cupboard and ceiling light point.



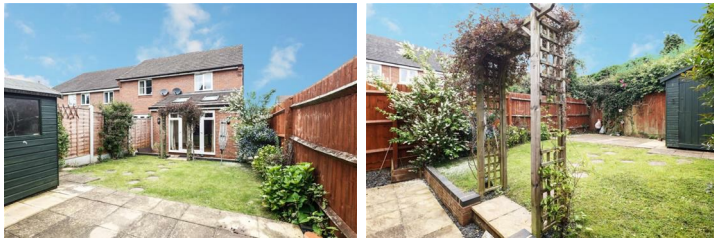
Bathroom

Double glazed obscure window to side, bath with shower over, wash hand basin and ceiling light point.



Rear Garden

Laid to lawn with mature shrubs and trees to borders, enclosed to neighboring boundaries and gated access to front.

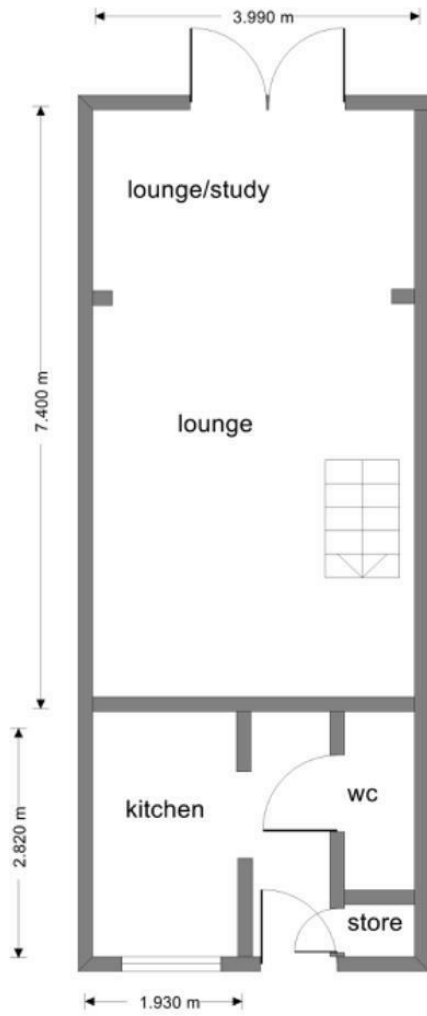


Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D
EPC Rating: TBC



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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