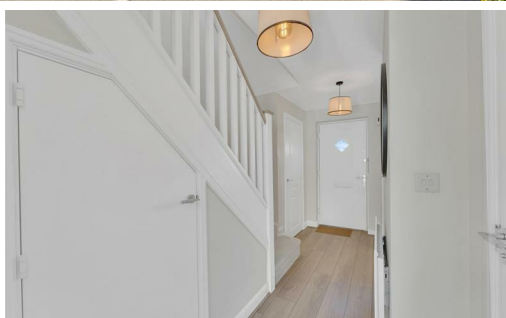




VINCENT JAMES
ESTATE AGENTS

32 LAMB STREET, HARTFORD,
NORTHWICH, CW8 1SQ

£180,000



75% SHARED OWNERSHIP VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented END MEWS property located in HARTFORD. The accommodation includes: Hallway, Kitchen and Lounge to the ground floor and TWO BEDROOMS and BATHROOM to the first floor. Externally there is an enclosed garden to the rear elevation and off road parking for two cars to the front elevation. Call us now to book your viewing!

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Hallway

Accessed via double glazed front entrance door.
Laminate flooring. Radiator. Doors to Lounge & WC.
Two storage cupboards. Opening to the Kitchen.



Kithcen

Range of wall, drawer and base units with worksurfaces above. Inset electric oven with hob and hood above.
Integrated Fridge Freezer and Washing Machine. Double glazed window to the front elevation. Part tiled walls. Laminate Flooring.



Lounge Diner

Double glazed French doors to the rear elevation.
Laminate flooring. Radiator.



WC

Low level WC and wash hand basin. Laminate Flooring.
Radiator.



Landing

Doors to bedrooms and bathroom. Loft access.
Cupboard housing boiler.



Master Bedroom

Double glazed window to the rear elevation. Radiator.



Bedroom Two

Double glazed window to the front elevation. Radiator.
Storage Cupboard.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Radiator.



Externally - Front

Off road parking for two cars.



Externally - Rear

Landscaped garden with paved patio leading to astro
turfed lawned garden.



Extra Information

Tenure: Leasehold

Costs Per Month - Rent - £138.74 per month. Service
Charges - £19.20 per month. Building Insurance - £7.19
per month.

Council Tax Band: C

Anti Money Laundering

All perspective buyers please note that once an offer is
accepted on one of our properties this is subject to a
chargeable Anti Money Laundering check – please
contact a member of the team for more information and
charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will
be subject to qualification by our team of financial
advisors.



32 Lamb Street, Hartford

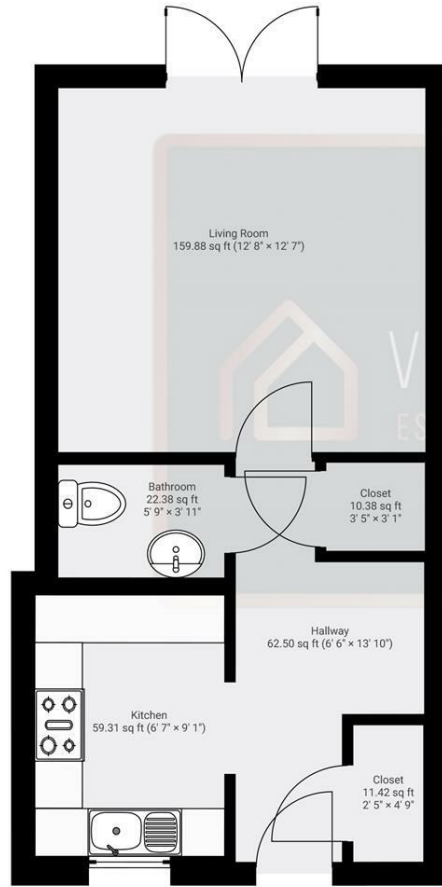
DETAILS
Total area: 648.81 sq ft
Living area: 648.81 sq ft
Floors: 2
Rooms: 12

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 2' 4' 6' 1:54

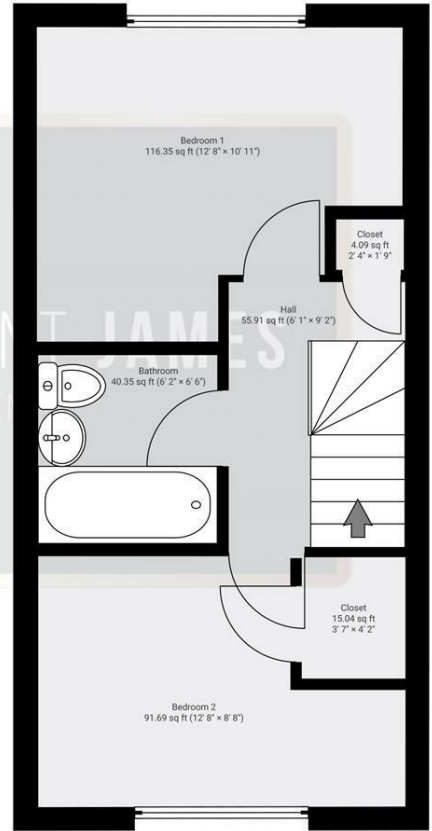
▼ Ground Floor

TOTAL AREA: 325.64 sq ft • LIVING AREA: 325.64 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 323.17 sq ft • LIVING AREA: 323.17 sq ft • ROOMS: 6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		83
(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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK