



1 FOUNDRY GARDENS, ROSE MEADOW, CW9 8HF

£300,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous DETACHED FAMILY HOME located on the popular ROSE MEADOW DEVELOPMENT. Built in 2022 by 5 star builder Bellway Homes to their "Japonica" Design the accommodation includes: Hallway, WC, Lounge, Kitchen Diner & Utility Room to the ground floor and THREE BEDROOMS, ensuite and family bathroom to the first floor. Externally there is an ENCLOSED REAR GARDEN and DRIVEWAY for two cars! ***FREEHOLD***

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

1 FOUNDRY GARDENS, ROSE MEADOW, CW9 8HF

Hallway

Accessed via front entrance door. Laminate Flooring. Stairs to first floor. Doors to WC, Lounge and Kitchen.



Landing

Doors to all bedrooms and bathroom. Loft access. Storage Cupboard. Double glazed window to the rear elevation.

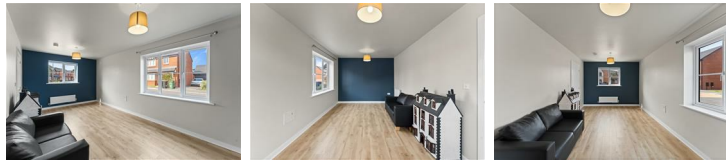


WC

Low level WC and wash hand basin. Part tiled walls. Radiator. Laminate Flooring.

Lounge

Double glazed window to the front elevation. Double glazed window to the side elevation. Two radiators. Laminate Flooring.



Kitchen Diner

Range of wall, drawer and base units with worksurfaces above. Inset sink. Integrated Fridge Freezer. Inset oven, hob and extractor fan. Laminate Flooring. Double glazed window to the front elevation. Double glazed French doors to the side elevation. Radiator. Door to Utility Room.



Utility Room

Base unit with worksurfaces above. Space for Washing Machine. Inset sink. Cupboard housing boiler. Double glazed window to the side elevation. Laminate Flooring. Storage Cupboard.

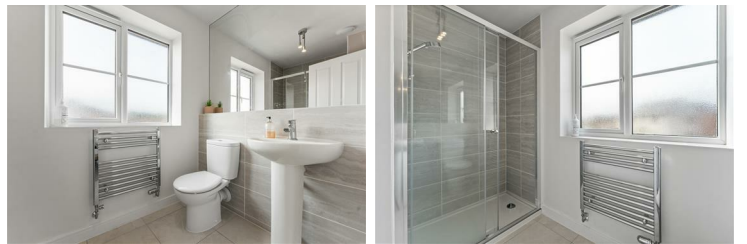
Master Bedroom

Double glazed window to the rear elevation. Radiator.



Ensuite

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Heated towel rail. Double glazed window to the side elevation.



Bedroom Two

Double glazed window to the front elevation. Radiator.

1 FOUNDRY GARDENS, ROSE MEADOW, CW9 8HF



Bedroom Three

Double glazed window to the side elevation. Radiator.



Family Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Tiled floor. Double glazed window to the front elevation. Heated towel rail.



Externally - Front

Lawned garden.



Externally - Side

Enclosed garden with paved patio and lawned garden. Access gate.



Driveway

Off road parking for two cars.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £300 per year approx

Service Charge Review Period: N/A

Council Tax Band: D

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.

TEL: 01606 663939



1 Foundry Gardens, Rose Meadow

DETAILS
Total area: 924.08 sq ft
Living area: 924.08 sq ft
Floors: 2
Rooms: 13

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' 4' 8' 12' 1:98

▼ Ground Floor

TOTAL AREA: 461.31 sq ft • LIVING AREA: 461.31 sq ft • ROOMS: 6

▼ 1st Floor

TOTAL AREA: 462.77 sq ft • LIVING AREA: 462.77 sq ft • ROOMS: 7



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 (CO₂) 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