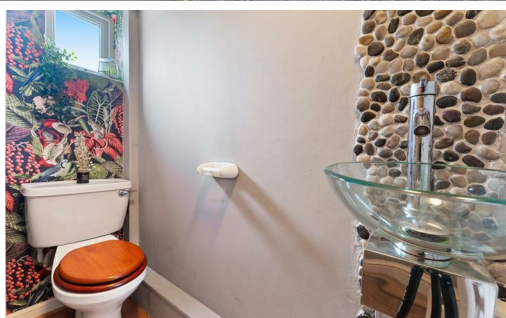




24 HAZELMERE CLOSE, HARTFORD,  
NORTHWICH, CW8 1QZ

£275,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this well presented END MEWS property located in HARTFORD. The accommodation includes: Entrance Hallway, WC, Lounge and Kitchen Diner to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is a driveway and garage to the front elevation and an enclosed garden to the rear elevation. \*\*\*NO CHAIN\*\*\*

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)



### Hallway

Accessed via front entrance door. Doors to WC and Lounge.

### WC

Low level WC and wash hand basin. Window to the front elevation.



### Lounge

Window to the front elevation. Stairs to the first floor. Radiator.



### Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven and hob. Window to the rear elevation. French doors to the rear elevation.



### Landing

Doors to bedrooms and bathroom. Window to the side elevation.



### Master Bedroom

Window to the front elevation. Radiator.



### Bedroom Two

Window to the rear elevation. Radiator.



### Bedroom Three

Window to the front elevation. Radiator.



Service Charge Review Period: N/A

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.

### Bathroom

Low level WC, wash hand basin and spa bath with shower above. Window to the rear elevation.



### Externally - Front

Driveway providing off road parking.



### Externally - Rear

Enclosed garden with lawned garden and mature planting,



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A



## 24 Hazelmere Close, Hartford

### DETAILS

Total area: 781.31 sq ft  
Living area: 685.66 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.

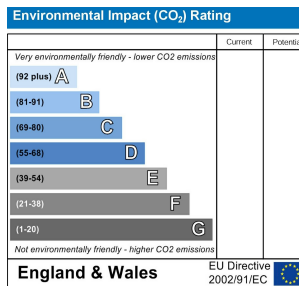
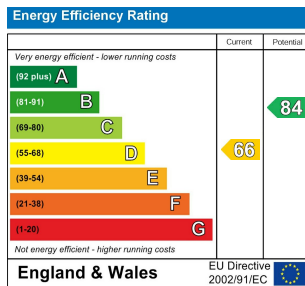
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### ▼ Ground Floor

TOTAL AREA: 434.00 sq ft • LIVING AREA: 338.35 sq ft • ROOMS: 6

### ▼ 1st Floor

TOTAL AREA: 347.31 sq ft • LIVING AREA: 347.31 sq ft • ROOMS: 7



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.

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