




**Constables**  
SALES & LETTINGS

Raeburn Avenue Little Neston, Neston

£200,000



Constables is delighted to present to the market this link-detached property situated close to amenities in a popular area of Little Neston.

The property requires renovation but has huge potential for improvement and it provides incredibly spacious and versatile accommodation.

In brief the property comprises entrance hall, WC, spacious living room, generous open plan kitchen diner, a further reception room which could also be used as a bedroom. To the first floor there are four further bedrooms and a bathroom.

Outside there is off road parking to the front and an enclosed rear garden.

With the added benefit of no onward chain - early viewing is advised, please call or email to arrange your viewing.



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- RENOVATION REQUIRED
- IDEAL INVESTMENT OPPORTUNITY
- LINK DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- ENCLOSED GARDEN
- OFF ROAD PARKING
- NO ONWARD CHAIN

## Hallway

## Cloakroom

## Lounge

22'1 x 12'6 (6.73m x 3.81m)

## Dining Room/Bedroom Five

12'9 x 10' (3.89m x 3.05m)

## Kitchen-Breakfast Room

17'10 x 15'11 (5.44m x 4.85m)

## Landing

## Bedroom One

12'8 x 10 (3.86m x 3.05m)

## Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

## Bedroom Three

9'1 x 8'7 (2.77m x 2.62m))

## Bedroom Four


9'1 x 8'7 (2.77m x 2.62m)

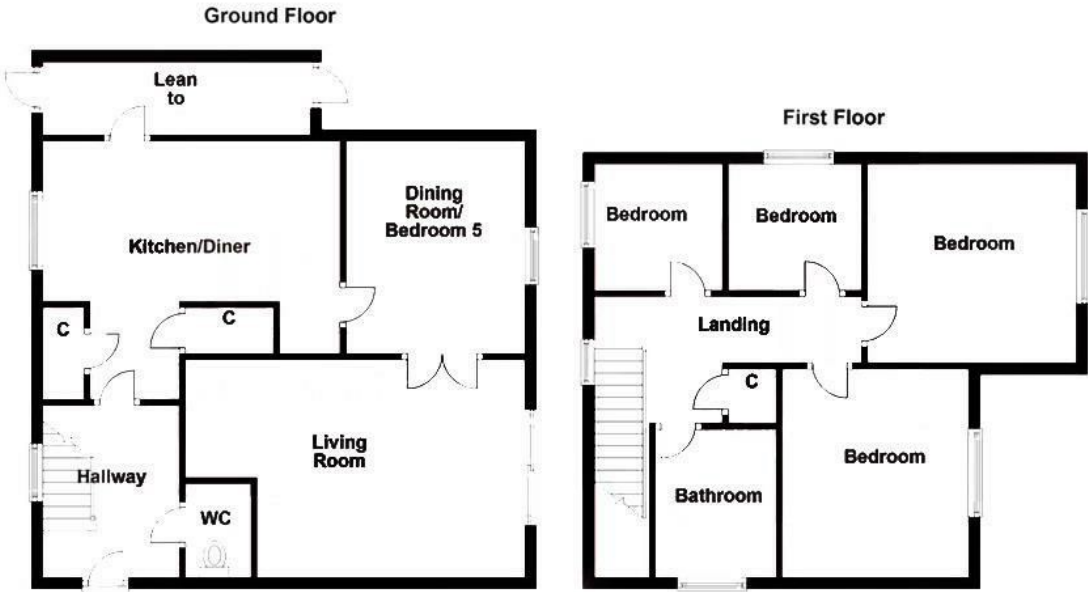
## Bathroom

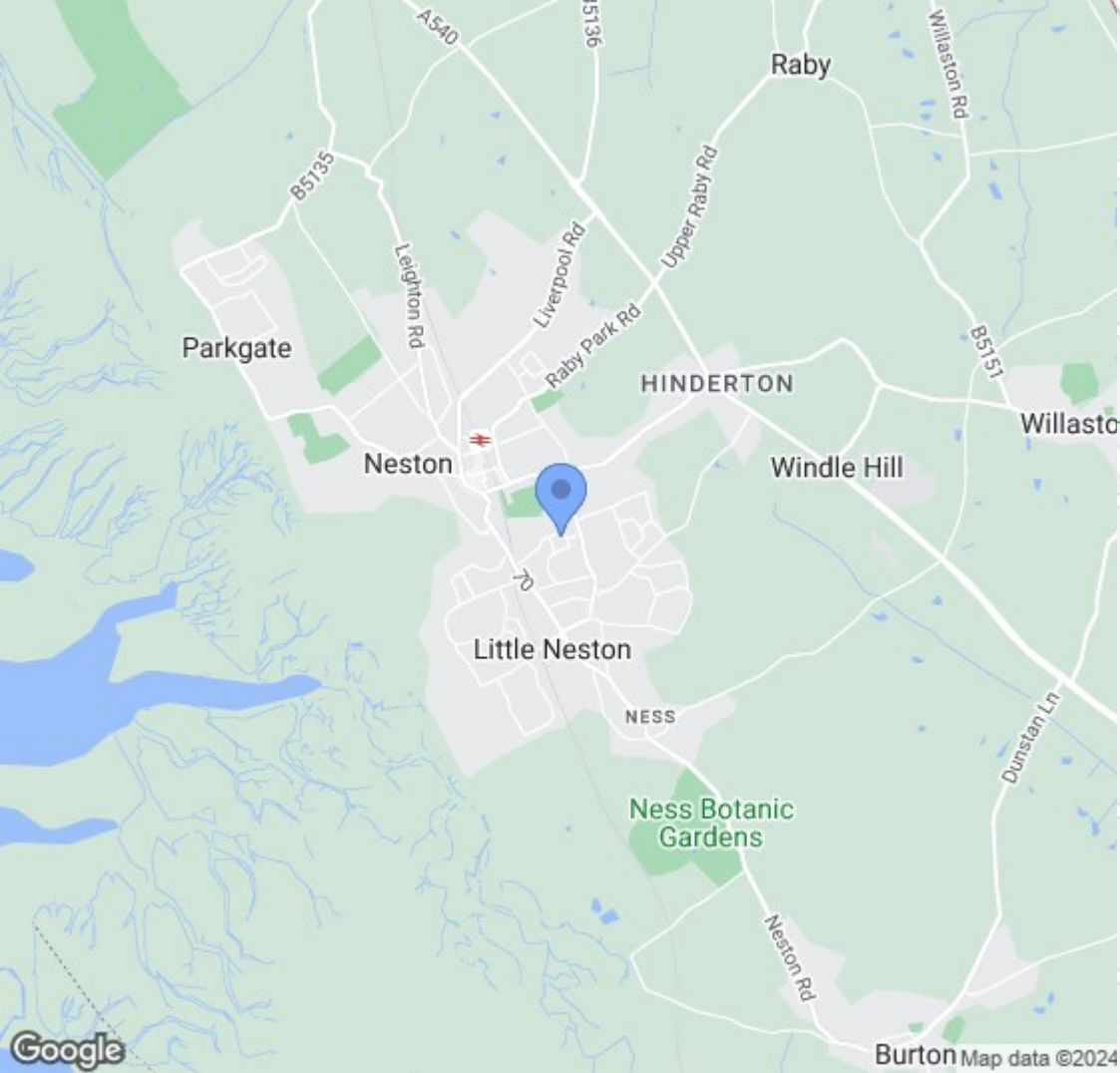




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Location Map

# Constables

S A L E S   &   L E T T I N G S

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