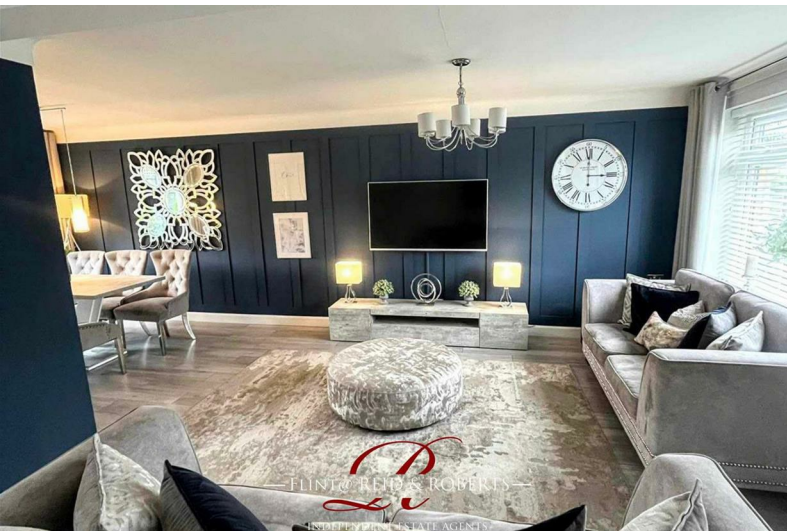




## 8 Caesar Avenue

Oakenholt, Flint, CH6 5EA

Offers Over £230,000





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## Accommodation Comprising:

Step up to Upvc double glazed composite door which opens into:

### Open Plan Lounge thru Diner

Stepping into the light and spacious open plan living area, you will find stairs leading up to the first floor accommodation, an open plan lounge thru dining area with a door into the study area and an opening leading into the Kitchen.

There a Upvc double glazed window to the front elevation of the Lounge along with a double panelled radiator. Wood effect laminate flooring is laid throughout the ground floor and decorative panelled walls which follows through into the dining area where there is a second Upvc double glazed window to the rear elevation and additional panelled radiator.

A door gives access into:

### Study Area:

7'8 x 5'5 (2.34m x 1.65m)

Upvc double glazed door to the side elevation, wood effect laminate flooring and space for a home office/desk.

Door into:

### Utility Area/W.C

7'8 x 4'2 (2.34m x 1.27m )

Void and plumbing for a washing machine and tumble dryer with complimentary roll top work surface over, frosted Upvc double glazed window to the rear elevation, wood effect laminate flooring, low level flush w.c, pedestal hand wash basin with splash back tiling and wall mounted central heating Worcester boiler.

### Kitchen

15'11 x 8'2 (4.85m x 2.49m )

This bright and modern kitchen houses a comprehensive range of white gloss, wall, drawer and base units with inset one and a half bowl sink and drainer unit with mixer tap over, granite effect square edge work surfaces, integrated dish washer, built in eye level oven and microwave, induction hob with extractor hood, Upvc double glazed windows to the front elevation and Upvc double glazed French door opens to the

rear, wood effect laminate flooring and contemporary radiator.

### First floor accommodation:

#### Landing:

Frosted Upvc double glazed window to the side elevation, loft access hatch and doors into:

#### Bedroom One:

12'9 x 10'1 (3.89m x 3.07m)

Upvc double glazed window to the front elevation, wood effect laminate flooring, textured ceiling and single panelled radiator.

#### Bedroom Two:

11'0 x 10'1(max) (3.35m x 3.07m(max))

Upvc double glazed window to the rear elevation, single panelled radiator, built in storage cupboard and wood effect laminate flooring.

#### Bedroom Three:

9'2 x 6'5 (2.79m x 1.96m)

Double glazed window to the front elevation, single panelled radiator and wood effect laminate flooring,

### Family Bathroom:

Modern three piece suite comprising: low level, push flush w.c, vanity sink unit with chrome mixer tap and cupboards beneath, panelled bath with glazed shower screen, thermostatic mixer shower with dual shower head, partially tiled walls, vinyl flooring and inset spotlights.

### Outside:

Approaching the front of the property you will find a tarmac driveway providing ample off road parking, a wrought iron gate situated to the side of the property provides access into the rear garden.

The garden to the rear is mainly laid to lawn with slate chippings to the borders a raised decked area which is ideal for Al Fresco dining and bound to all sides with wood fence panelling.

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification

and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Opening Hours

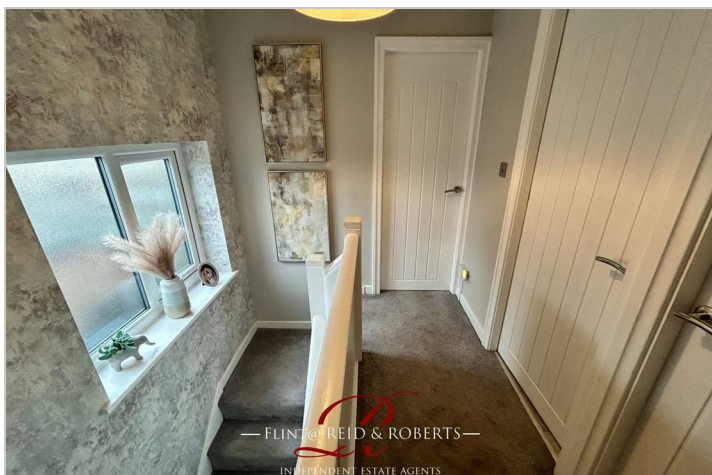
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



### Road Map



### Hybrid Map



### Terrain Map



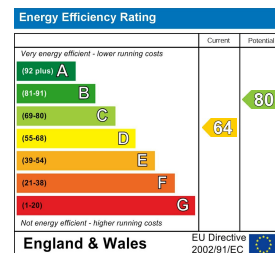
### Floor Plan



### Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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