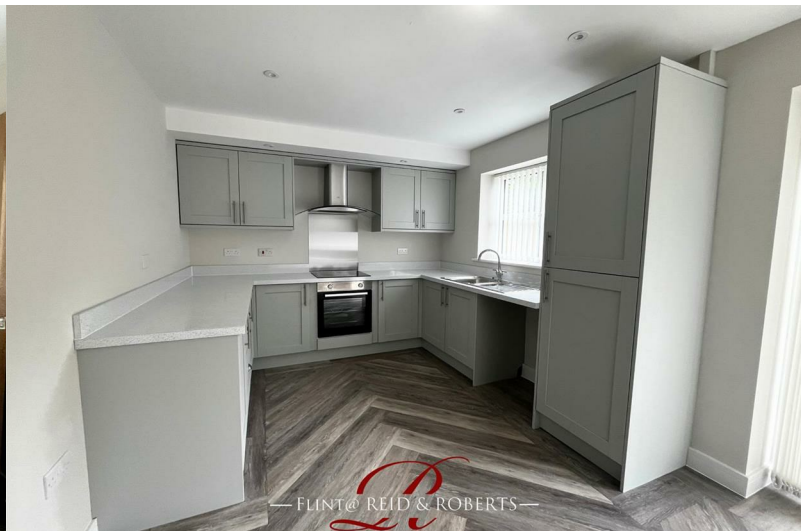
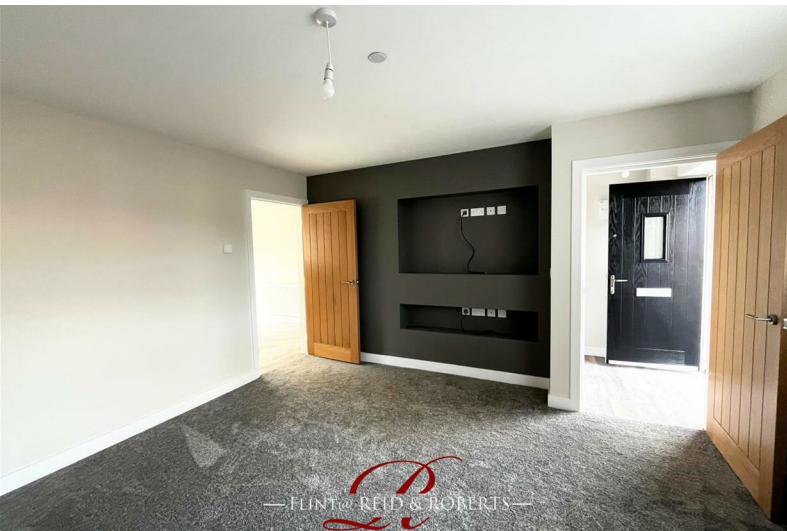




Plot 2 Feathers Court

High Street, Bagillt, CH6 6HE

£217,500



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Accommodation Comprising:

Step up to:

Upvc double glazed composite door with decorative glazed panel which opens to:

Entrance Hall

Stairs leading to the first floor accommodation, wall mounted electric box and Karndean flooring.

Door into:

Lounge

13'3 x 13'7 (4.04m x 4.14m)

Upvc double glazed window to the front elevation, double panelled radiator, carpeted flooring and feature Media Centre with housing for a wall mounted television. aerial socket, internet connection and power sockets.

Door into:

Kitchen/Diner

17'5 x 9'10 (5.31m x 3.00m)

Housing a comprehensive range of light grey 'Shaker' style wall, drawer and base units (cupboard housing Ideal exclusive 2 combi boiler) with modern square edge Quartz effect work surfaces and up-stands, stainless steel one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window to the rear overlooking the garden. Built in electric oven with induction hob and stainless steel extractor with glazed hood and stainless steel splash back and Karndean wood effect vinyl flooring throughout.

Dining Area: Double panelled radiator and Upvc double glazed French doors opening to the rear garden.

Cloakroom W/C

Two piece cloakroom suite comprising: Low level push flush w/c and vanity wash hand basin with cupboard beneath, splash back tiling, Upvc double glazed frosted window to the side elevation, double panelled radiator and Karndean flooring.

First Floor Accommodation

Upvc double glazed window to the side

Landing

Upvc double glazed window to the side elevation.

Doors giving access to:

Master Bedroom

10'9 x 10' (3.28m x 3.05m)

Upvc double glazed window to the front elevation, double panelled

radiator and built in wardrobe with central mirror sliding door, carpeted flooring.

Door into:

En- Suite Shower Room

6'4 x 4'3 (1.93m x 1.30m)

Three piece modern white suite comprising: glazed corner entry shower enclosure with contemporary splash back tiling, low level push flush w/c and vanity wash hand basin with cupboards beneath, Upvc double glazed frosted window, vinyl flooring and extractor.

Bedroom Three

9' x 9'11 (2.74m x 3.02m)

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Family Bathroom

Three piece modern white suite comprising: 'P' shaped bath with thermostatic shower over and mixer tap. Low level 'back to the wall' push flush WC and vanity wash hand basin with mixer tap, cupboards and drawers beneath Contemporary splash back tiling with feature inset, extractor fan, Upvc double glazed frosted window to the rear elevation, chrome heated towel rail and Karndean flooring.

Second Floor Accommodation

Doors into:

Bedroom Two

13' x 12'3 plus study area recess (3.96m x 3.73m plus study area recess)

Upvc double glazed window to the front elevation, double panelled radiator, carpeted flooring and feature media inset with recess and study area.

Study/Bedroom 4

9' x 9'9 (2.74m x 2.97m)

Upvc double glazed velux window, double panelled radiator and carpeted flooring.

Shower Room

Glazed double shower cubicle with feature splash back tiling and wall mounted electric shower, 'back to the wall' w/c and vanity wash hand basin with cupboards and drawers beneath, Upvc double glazed frosted window to the rear elevation, extractor fan and Karndean flooring.

Outside

The property is approached to the front via a sweeping driveway and ample parking area with lawned area and enclosed by feature brick wall and wrought iron railings.

The garden to the rear is mainly laid to lawn with a paved patio area and bound by wood fence panelling and a wooden gate to the side.

Tel: 01352 762300

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

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

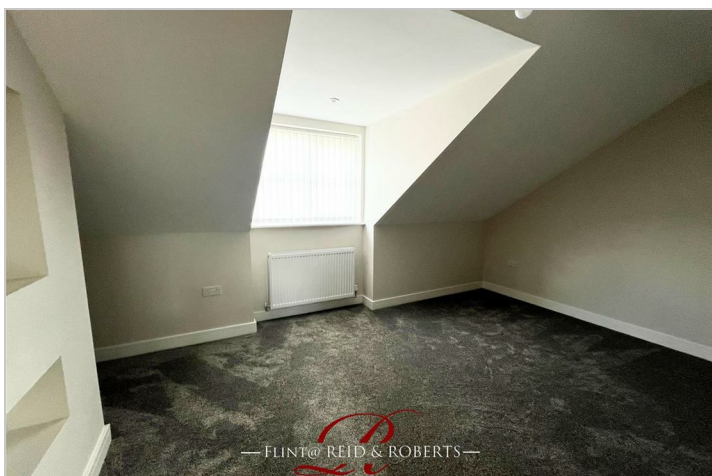
Monday - Friday 9:00am - 5:30pm

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

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	

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