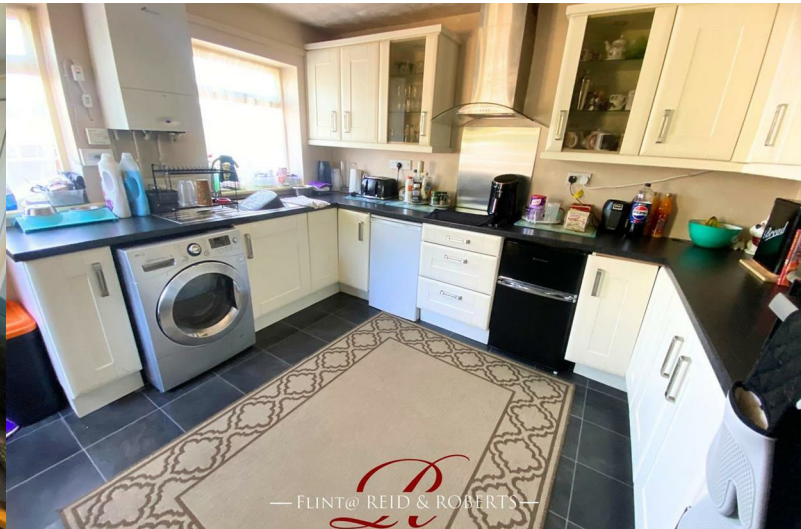




3 Cae Coch Cottages

Kelserton, Rockcliffe, CH6 5SJ

£175,000



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ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

A Upvc door with frosted panel opens into:

Lounge

11'6 x 11'6 (max) (3.51m x 3.51m (max))

Feature fire surround with electric fire, t.v. aerial point, built in cupboard to chimney recess, textured ceiling, wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

Door into:

Dining Room

14'6 x 12'1 (4.42m x 3.68m)

Having brick fire surround with wooden mantle over, built in cupboard, textured ceiling and stairs leading to the first floor accommodation.

Door and step down into:

Kitchen

11'3 x 11'2 (3.43m x 3.40m)

Fitted with a range of wall and base units with complimentary worksurfaces over, stainless steel sink unit with drainer and mixer tap, built in four ring electric hob with stainless steel splashback and extractor hood over, built in eye level electric oven, void and plumbing for washing machine and space for fridge freezer. Wall mounted central heating boiler, tiled flooring, double glazed window to the rear and Upvc 'stable' door with frosted panel to the side elevation.

STAIRS FROM DINING ROOM LEAD TO FIRST FLOOR ACCOMM

Landing

Having built in storage cupboard, textured ceiling and giving access to all rooms.

Bedroom One

12'1 x 11'8 (3.68m x 3.56m)

With loft access point, double panel radiator and double glazed window to the front elevation.

Bedroom Two

11'7 x 7'5 (3.53m x 2.26m)

Having textured ceiling, built in cupboard and sky light.

Bedroom Three

11'2 x 5'9 (3.40m x 1.75m)

Textured ceiling and double glazed window to the rear elevation.

Shower Room

8'2 x 4'5 (2.49m x 1.35m)

Fitted with a three piece suite comprising enclosed shower cubicle with modern wall mounted rain shower, pedestal wash hand basin and low level flush w.c. Double panel radiator, vinyl flooring and frosted double glazed window to the rear elevation.

OUTSIDE

The property is accessed via an iron gate with steps down to a pathway leading to the front entrance. The front garden is designed with low maintenance in mind and has hedgerow borders. To the rear there is an enclosed paved yard with wood panelled fencing and brick wall boundaries. A communal pathway gives access to a large private garden that is mainly laid to lawn with a patio area and timber storage shed. The garden is well stocked with a variety of shrubs and plants and bound by stone walling and fencing.

EPC Rating - TBC

Council Tax - Band B

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

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 be emailed on request.

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

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.

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.

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

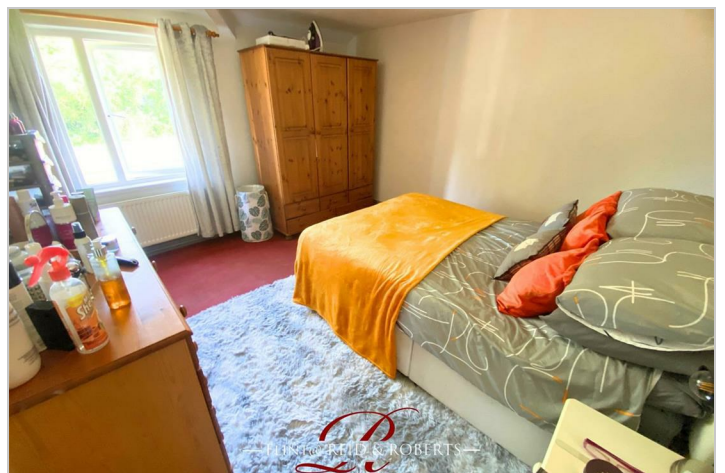
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

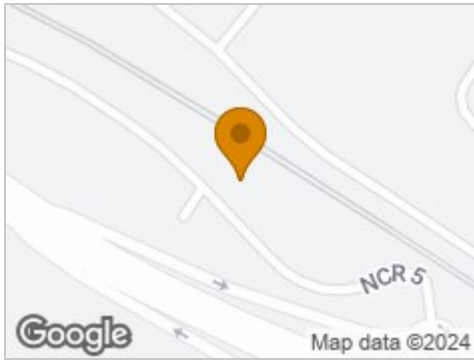
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



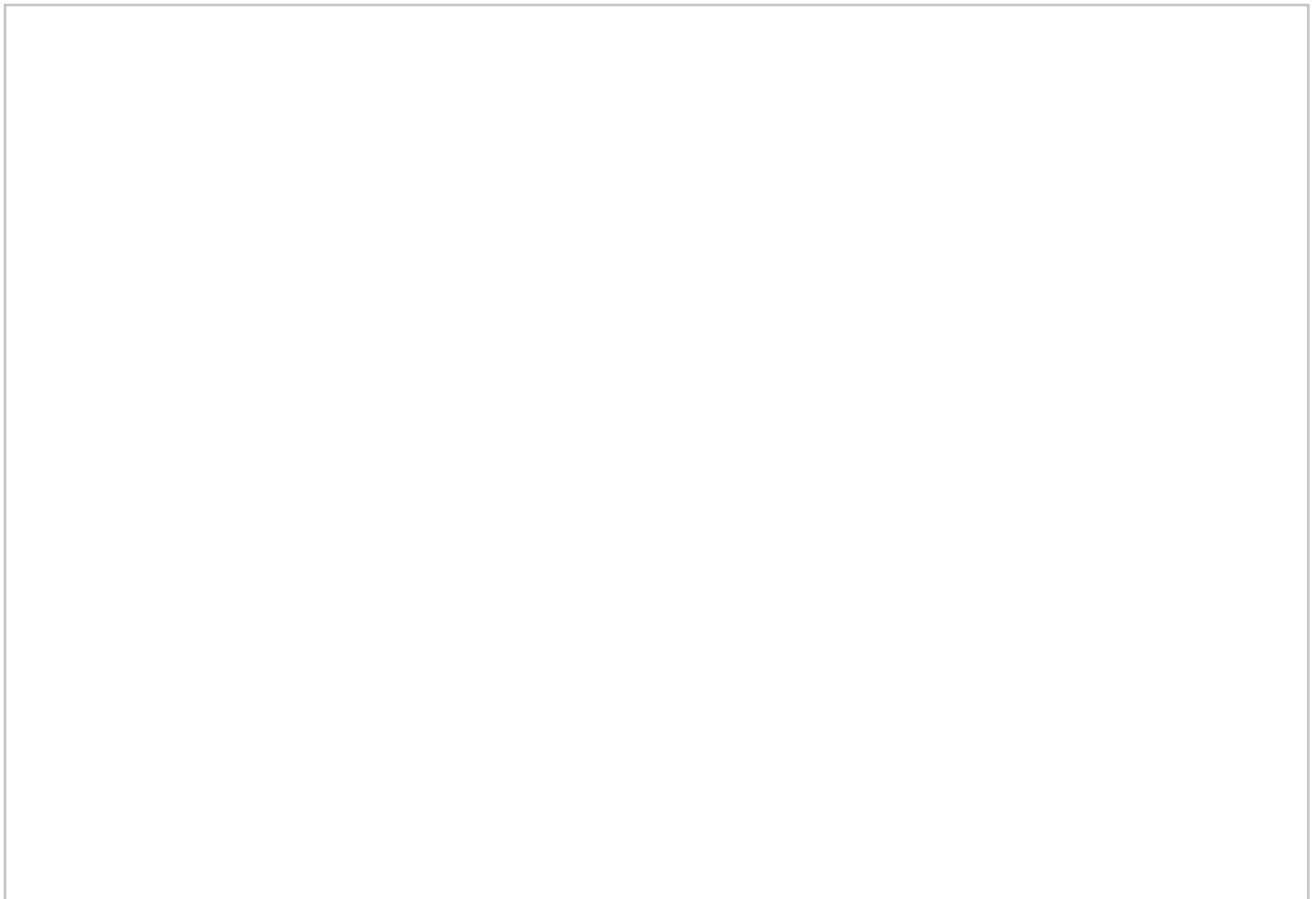
Hybrid Map



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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