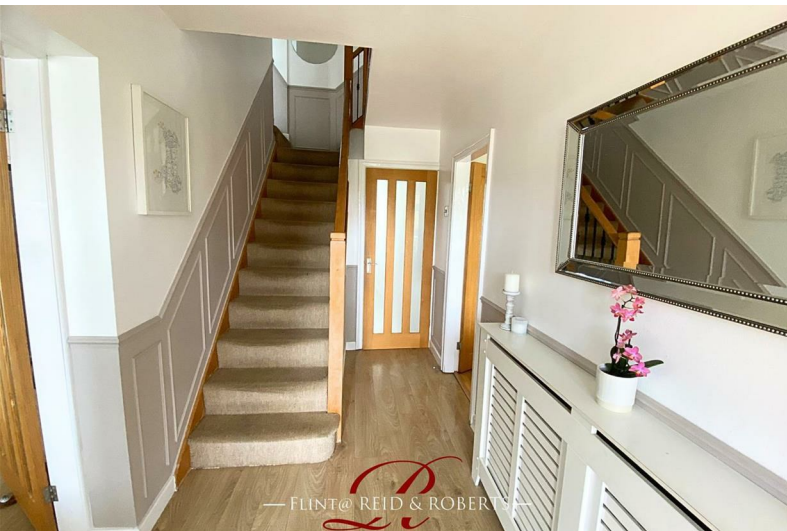




## 2 Caesar Avenue

Oakenholt, Flint, CH6 5EA

Offers Around £285,000





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## ACCOMMODATION COMPRISES

The property is approached via a gravelled driveway providing 'Off Road' parking for two cars and leads to the front entrance.

A composite door with decorative inset and matching side panels opens into:

### Entrance Hallway

Having wood effect laminate flooring, dado rail, single panel radiator with cover, dado rail and stairs leading to the First Floor accommodation.

### Lounge

23'9 x 10'4 (max) (7.24m x 3.15m (max))

With living flame gas fire set on a decorative wooden fire surround, t.v. aerial point, solid wood flooring, two single panel radiators and double glazed windows to the front and rear elevation.

Double 'French' doors open into the conservatory.

### Kitchen/Diner

28'0 x 7'9 (8.53m x 2.36m)

Fitted with a comprehensive range of modern white wall, drawer and base units with complimentary work surfaces over, stainless steel sink and drainer unit with mixer tap, built in four ring 'Induction' hob with glazed splash back and stainless steel extractor over, built in 'Neff' double oven and microwave, built in dishwasher and space for fridge/freezer. Wood effect laminate flooring, modern upright radiator, double glazed window to the front elevation and 'French' doors leading to the rear garden.

Oak doors with glazed panels lead to the Hallway and Utility Room.

### Utility Room

10'6 x 4'7 (max) (3.20m x 1.40m (max))

With fitted work surface, stainless steel sink unit with mixer tap, 'Worcester' combi boiler, under stairs storage area and double glazed window to the rear elevation.

Door leading into:

### Ground Floor W.C.

Fitted with a two piece 'cloakroom' suite comprising wash hand basin and low level flush w.c., single panel radiator and wood effect flooring.

### Conservatory

10'10 x 10'10 (3.30m x 3.30m)

Constructed from dwarf brick wall and Upvc double glazed units under a Polycarbonate roof. Double panelled radiator, wood effect Kardean flooring., double glazed doors leading out to the rear decking area.

## STAIRS FROM HALLWAY LEAD TO

### Landing Area

With loft access point and access to bedrooms and bathrooms.

### Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

Having decorative wall panelling, single panel radiator and double glazed window to the rear.

### Bedroom Two

14'9 x 7'8 (4.50m x 2.34m)

With modern upright radiator, recessed ceiling spotlights and double glazed window to the front elevation.

### Shower Room

7'8 x 6'9 (2.34m x 2.06m)

Fitted with a modern three piece suite comprising walk in shower with glazed screen, low level flush w.c. and pedestal wash hand basin. Partial wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the rear elevation.

### Bedroom Three

12'11 x 9'5 (3.94m x 2.87m)

Having single panel radiator and double glazed window to the front elevation.

### Bedroom Four

8'8 x 6'6 (2.64m x 1.98m)

With single panel radiator and double glazed window to the front elevation

### Family Bathroom

6'44 x 5'6 (1.83m x 1.68m)

Fitted with a three piece suite comprising panelled bath with shower over, low level flush w.c. and pedestal wash hand basin. Partial wall tiling, tiled flooring, radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The front of the property is approached via a gravelled driveway providing 'Off Road' parking and leading to the front entrance. To the side of the driveway there is a lawned garden area with borders stocked with shrubs and plants and bound by dwarf brick wall and decorative cast iron railing. To the side there is a paved area providing useful storage area and a timber shed. To the rear there are two attractive decked patio areas perfect for entertaining and Al Fresco dining during the summer months. There is also a lawned area, and the garden is bound by wood panelled fencing. A timber construction summer house provides excellent additional entertaining space. Currently fitted with a bar and seating area but could also be utilised as an office or playroom.

Tel: 01352 762300

**EPC Rating - C**

**Council Tax - Band D**

### 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.

### 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



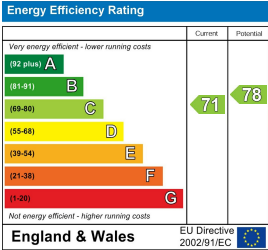
Floor Plan



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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