



## 48 Victoria Road

Bagillt, CH6 6JN

£195,000





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## Accommodation Comprises:

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

Upvc composite door with decorative inset opens into:

### Entrance Hall

With ceramic tiled floor and stairs leading to the First Floor accommodation.

Door opening into:

### Lounge

16'3 x 10'9 (4.95m x 3.28m)

Having coved ceiling, picture rail and dado rail, feature fire surround with electric fire, t.v. aerial point, two double panel radiators, double glazed window to the front elevation and double glazed 'French' doors leading to the rear garden.

### Open Plan Kitchen/Diner

18'3 x 10'8 (5.56m x 3.25m)

Housing a comprehensive range for wall drawer and base units with complimentary 'Encore' solid engineered work surfaces over, one and a half sink bowl with templated drainer, up stands and mixer tap over, space for fridge/freezer, space for range style cooker, stainless steel extractor hood, wine cooler, central island with additional storage units and seating area. Tiled flooring, ceiling spotlights, single panel radiator, double glazed windows to the front and rear elevation and Upvc door leading to the rear garden.

Door leads into garage.

## STAIRS FROM HALLWAY LEAD TO:

### Landing

Built in airing cupboard housing central heating boiler and with slatted shelving, single panel radiator and double glazed window to the rear elevation.

### Bedroom One

11'0 x 10'9 (3.35m x 3.28m)

Having coved ceiling, wood effect laminate flooring, single panel radiator and double glazed window to the front elevation.

Opening into:

### Dressing Room

17'9 x 8'3 (5.41m x 2.51m)

Fitted with a range of wardrobes with mirror sliding door, additional open wardrobes, coved ceiling, single panel radiator, double glazed windows to the front and rear elevation.

### Bedroom Two

11'0 x 9'8 (max) (3.35m x 2.95m (max))

With built in cupboard, coved ceiling, wood effect laminate flooring, single panel radiator and double glazed window to the front elevation.

### Bedroom Three

7'4 x 7'2 (2.24m x 2.18m)

With textured and coved ceiling, wood effect laminate flooring, single panel radiator and double glazed window to the rear elevation.

### Family Bathroom

Fitted with a three piece suite comprising: panelled 'Jacuzzi' hydrotherapy panelled bath with jets and feature lighting with shower attachment, pedestal wash hand basin and low level flush w.c. Partial wall tiling, tiled flooring, single panel radiator and frosted double glazed window to the rear elevation.

### Outside

The front of the property is accessed through wrought iron gates opening a driveway providing ample 'Off Road' parking for 4/5 vehicles. To the rear there is a fully enclosed garden with a good size timber building that is currently utilised as a bar with additional space for a hot tub. There is also a children's play house and further shed. There are two seating/patio areas that provide the perfect space for entertaining and Al Fresco dining during the warmer months. The garden is mainly laid to lawn and bound by wood panelled fencing.

### Garage

17'9 x 8'3 (5.41m x 2.51m)

Up and over garage door to the front, void and plumbing for washing machine and tumble drier, Upvc double glazed courtesy door to the rear and side window.

EPC Rating - TBC

Council Tax - Band C

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](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

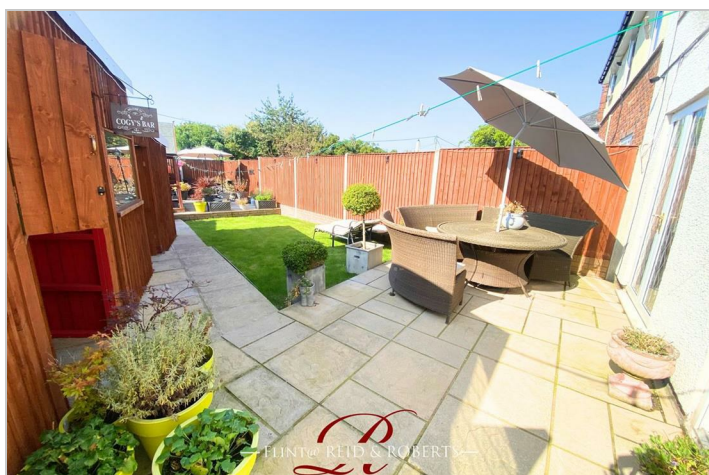
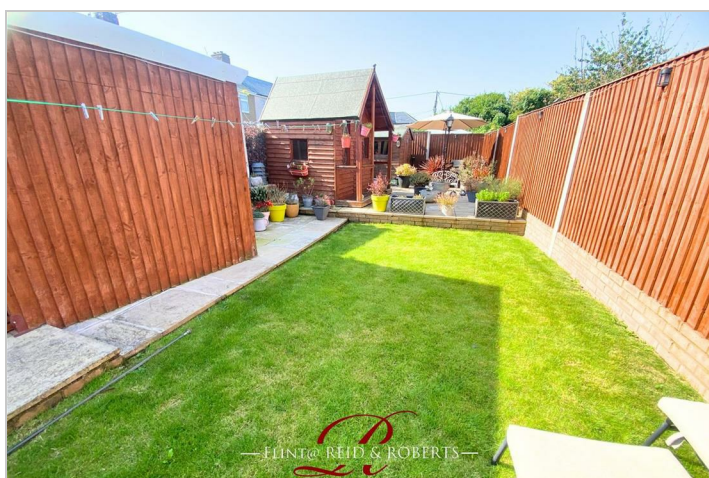
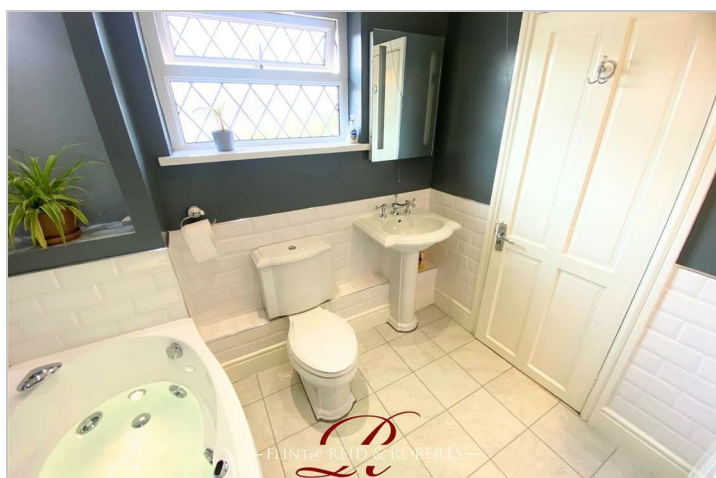
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm





Road Map



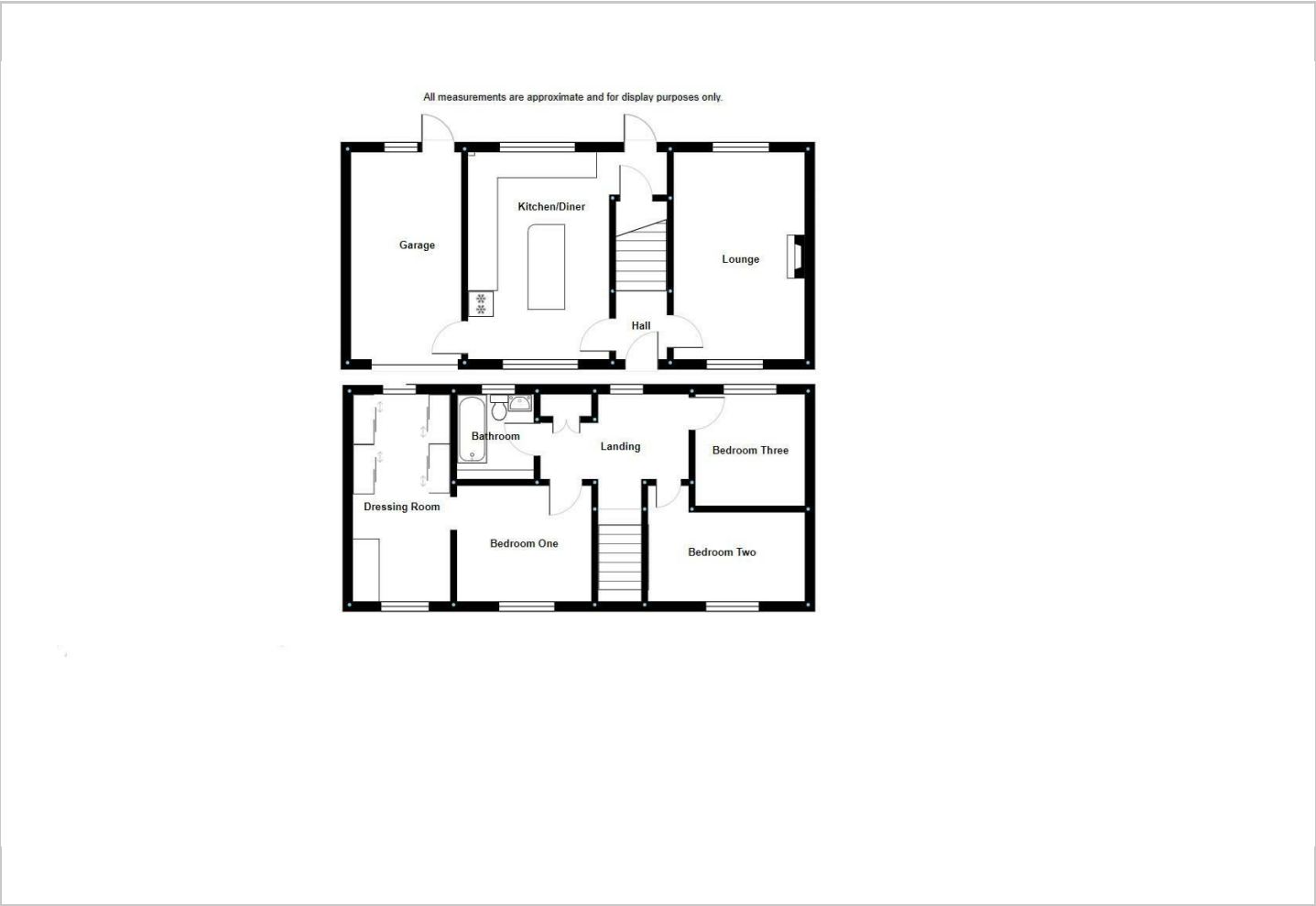
Hybrid Map



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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