



15 Cambrian Road

Chester, CH1 4HT

£230,000



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Hallway

Stairs leading to the first floor accommodation, Parquet flooring, feature character moldings and coved ceiling, wall mounted coat hooks, single panelled radiator and doors into:

Lounge

11'9 x 11'4 (3.58m x 3.45m)

(currently utilised as a bedroom) Upvc double glazed window to the front elevation, double panelled radiator, coved ceiling with decorative rose, built in alcove storage cupboard and shelving and carpeted flooring.

Inner Hallway

Step down, open understairs storage area, vinyl flooring, double panelled radiator and doors into:

Dining Room

14'7 x 8'6 (4.45m x 2.59m)

Upvc double glazed window to the rear elevation, double panelled radiator, brick faced inglenook style fire place with tiled hearth and carpeted flooring.

Kitchen

12'7 x 6'9 (3.84m x 2.06m)

Housing a range of wall, drawer and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, space for freestanding electric cooker, space for washing machine, fridge freezer and further white goods, splash back tiling, Upvc double glazed window to the side elevation.

Opening to:

Sitting Room/ Utility Room

12'6 x 6'1 (3.81m x 1.85m)

Upvc double glazed window to the side elevation and Upvc double glazed door opening to the rear enclosed yard.

Landing

Space for study area, loft access hatch and doors into:

Bedroom

15'1x 11'9 (4.6m x 3.58m)

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

Bedroom

11'2 x 9'3 (3.4m x 2.82m)

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

Bathroom

Three piece suite comprising: Vanity wash hand basin with back to the wall w/c, double shower enclosure with aqua boarded glazed sliding door, wall mounted electric shower, Upvc double glazed frosted window to the side and double panelled radiator.

Outside

The property is approached to the front by a red brick wall with wrought iron gate opening to a paved pathway leading to the front entrance with low maintenance paved garden to the front.

To the rear is a paved patio garden with brick walls to the boundary and wooden gate to the rear.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

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

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Tel: 01352 762300

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



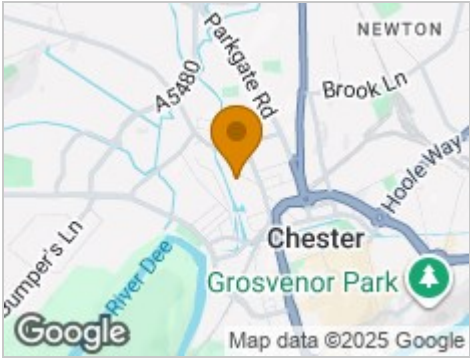
Road Map



Hybrid Map



Terrain Map



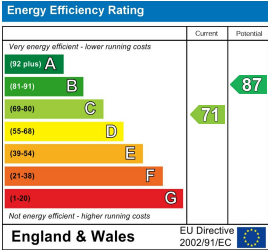
Floor Plan



Viewing

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

Energy Efficiency Graph



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