



Camellia Court, Liverpool L17 7HW

welcome to

Camellia Court, Liverpool

Jones and Chapman are delighted to offer for sale a rare opportunity to purchase a beautifully presented semi detached bungalow situated in a highly sought after South Liverpool suburb boasting many attractive features in a cul-de-sac position.



Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Double glazed window to the front, carpet flooring.

Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, electric oven, gas hob, plumbing for washing machine, double glazed window to the rear.

Conservatory

10' 10" x 9' 6" (3.30m x 2.90m)

Upvc construction, windows.

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed window to the rear, radiator.

Separate W.C

Window, W.C.

Shower Room

Window to the side, radiator, shower cubicle, wash hand basin, W.C.



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welcome to

Camellia Court, Liverpool

- Council Tax Band B
- Semi Detached Bungalow
- Lounge
- Modern Fitted Kitchen
- Conservatory and Off Road Parking

Tenure: Freehold EPC Rating: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT122696](https://www.jonesandchapman.co.uk/Property/ALT122696)



Property Ref:
ALT122696 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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