

# Town & Country

Estate & Letting Agents



**5 Cambrian Avenue, Whittington, SY11 4DS**

**Asking Price £150,000**

Situated in a quiet edge of village cul-de-sac in Whittington, 5 Cambrian Avenue requires a scheme of improvement and offers a blank canvas for potential buyers to create their dream home tailored to their needs. This two bedroom property has a driveway, garage and a good sized private rear garden which backs onto open fields which further adds to its appeal. Whittington itself is a very popular village, offering a sense of community and easy access to local amenities.

### Directions

From our office proceed up Willow Street and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street. Continue along onto Gobowen Road before turning right onto Whittington Road. Continue to the junction to the bypass and take the second exit towards Whittington. On entering the village of Whittington proceed through before turning left just after the railway crossing onto Station Road, proceeding onto Cambrian Avenue, where the property will be observed on the left.

### Accommodation Comprises:

#### Porch

Tiled floor, glazed all round, wall light and door to the front.

#### Lounge 15'2" x 11'6" (4.63 x 3.52m)



Leading off from the front porch, the lounge has a square bay window to the front, radiator, gas effect fire (untested), a door leading through the kitchen and stairs to the first floor.

#### Kitchen 11'6" x 6'6" (3.53 x 2.00m)



With a window to the rear overlooking the garden, a range of base and wall units with worktops over,

stainless steel sink with drainer, space for a gas cooker and a door leading into the garage.

#### Landing

With a window to the side, access to the roof space via a loft hatch, doors lead to the bathroom and two bedrooms.

#### Bathroom 7'4" x 4'5" (2.26 x 1.37m)



With a window to the rear, bath with mixer taps and shower attachment, W/C, wash hand basin and a radiator.

#### Bedroom One 8'4" x 11'7" (2.55 x 3.55m)



With a window to the front, the double bedroom has a radiator and a door to a large airing cupboard with hot water tank.

### Bedroom Two 10'4" x 6'3" (3.16 x 1.92m )



With a window to the rear and a radiator.

### Garage 20'6" x 7'6" (6.26 x 2.30m)



The single garage has an up and over door to the front, a window and a door to the rear providing access to the rear garden, a door into the kitchen. Gas fired central heating boiler, and plumbing and space for a washing machine.

### Rear Garden



Fenced all round, the good sized rear garden backs onto farmland and is mainly laid to lawn, there is a concrete and slabbed patio area and a shed.

### The Rear of the Property



### Front Garden & Driveway



To the front of the property there is a private driveway providing parking for two vehicles leading to the garage, a path leads to the front porch and there is an area laid to lawn and slabbed.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 most

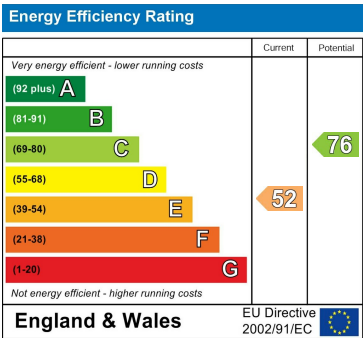
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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