



## Asking Price £260,000

Introducing this charming three-bedroom end-terrace family home, ideally positioned in the desirable location of Chelson Gardens, Mainstone. Boasting proximity to local amenities, local schooling, and convenient public transport routes, this residence offers both comfort and convenience. Well maintained by its current owners, this property exudes warmth and character throughout. Upon entry, you are welcomed into an inviting entrance hall, setting the tone for the well-presented interior that lies beyond. The ground floor accommodation features a cosy lounge, perfect for unwinding after a long day, while the adjacent dining room offers an ideal space for family meals and entertaining guests. From the dining room, sliding doors lead to a delightful conservatory, seamlessly merging indoor and outdoor living spaces. Completing the ground floor is a modern fitted kitchen, providing ample space for culinary endeavors. Ascending to the first floor, discover three bedrooms, each offering comfort and tranquillity. Accompanying the bedrooms is a modern shower room, offering convenience and style. Externally, this home boasts a front garden adding to its curb appeal, while a delightful enclosed rear garden provides a serene outdoor retreat, perfect for enjoying the fresh air and al fresco dining. The rear garden also grants access to driveway parking and a single garage, offering added convenience for modern family living. With its prime location, well-appointed interiors, and desirable features, this end-terrace family home presents a rare opportunity to embrace a lifestyle of comfort and convenience in the heart of Mainstone's sought-after community.

## Chelson Gardens, Mainstone, PL6 8SA

### Accommodation Comprises

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### Entrance Hall

#### Lounge

4.31m (14'2") x 3.21m (10'6")

#### Dining Room 3

3.02m (9'11") x 2.7m (8'10")

#### Kitchen

3.02m (9'11") x 2.31m (7'7")

#### Conservatory

3.02m (9'11") x 2.28m (7'6")

### First Floor

#### Bedroom One

4.01m (13'2") x 3.06m (10'0")

#### Bedroom Two

3.41m (11'2") x 2.65m (8'8") Plus Recess

#### Bedroom Three

2.82m (9'3") x 1.97m (6'6")

### Shower Room

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

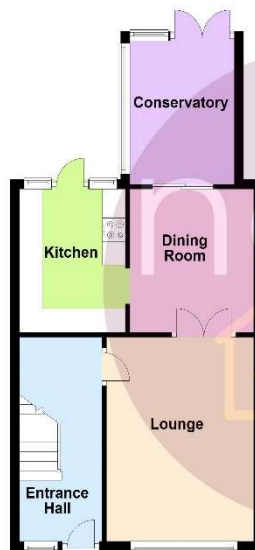




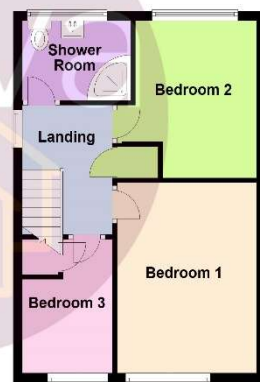


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

