



ROYAL FOX

... ultimate estate agency

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- Discounted Market Sale
- CWAC Affordable Home Scheme
- Modern Semi Detached
- Two Bedrooms
- Modern Kitchen
- Guest WC
- Superb Starter Home
- GFCH & UPVC D/G
- Sought After Location



CWAC AFFORDABLE HOME - DISCOUNTED MARKET SALE - MODERN SEMI DETACHED - TWO BEDROOMS - SOUGHT AFTER DEVELOPMENT... Royal Fox Estates are very pleased to offer to the open market this modern and well presented two bedroom semi detached house offering ideal starter home accommodation.

Sold under the terms of Cheshire West & Chester affordable homes scheme. Suitable applicants will need to apply and fulfil certain criteria to include income and connection to the local area. The property stands in good sized and well kept gardens to both the front and rear with a driveway with two car parking extending to the side. The accommodation features gas fired central heating (combination system) and UPVC double glazed windows. Comprising briefly: entrance hall, guest WC, lounge, modern fitted dining kitchen with **BUILT IN APPLIANCES**, two first floor bedrooms and a combined bathroom/WC. Situated within a highly regarded and modern residential development, excellent access is afforded to the A49/A556 and Cuddington railway station on the Mid Cheshire Line is within walking distance with links to Manchester Piccadilly.

INTERNAL VIEWINGS ON THIS PROPERTY COME HIGHLY RECOMMENDED BY THE FOX.



**17 Britannia Road
Cuddington Northwich**

**Asking Price
£150,000**



Property Information

Approx. Sq ft - 610 (60.2 sq m)

Leasehold Ground Rent - £430 pa. - Service Charge - £216 pa.

Council Band - B

EPC Rating – C

Services - Mains - Gas - Electric - Water (Meter) Sewer

Parking - Driveway

www.cheshirewestand

chester.gov.uk/residents/housing/accessing-affordable-housing/make-an-application

Accommodation

Reception Hall 4' 4" x 4' 1" (1.31m x 1.25m)

Guest WC 5' 1" x 3' 3" (1.55m x 0.98m)

Lounge 14' 6" x 12' 10" (4.41m x 3.92m)

Dining Kitchen 7' 8" x 12' 10" (2.34m x 3.92m)

First Floor Landing 6' 9" x 6' 5" (2.06m x 1.96m)

Bedroom One 7' 9" x 12' 10" (2.36m x 3.92m)

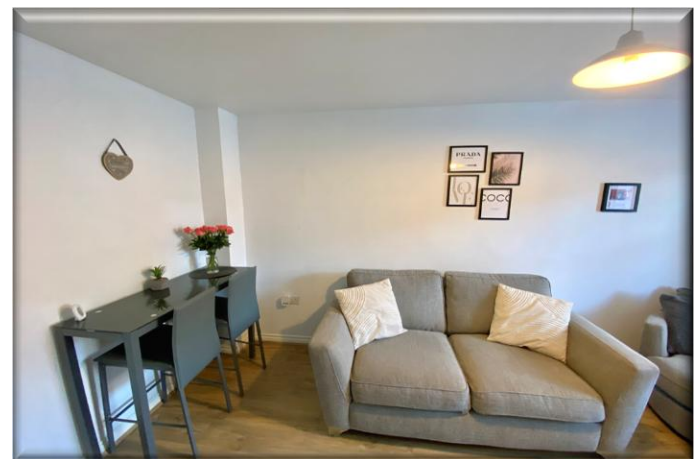
Bedroom Two 7' 10" x 12' 10" (2.40m x 3.92m)

Bathroom/WC 6' 3" x 6' 1" (1.91m x 1.85m)





*"Put your property
in our hands..."*



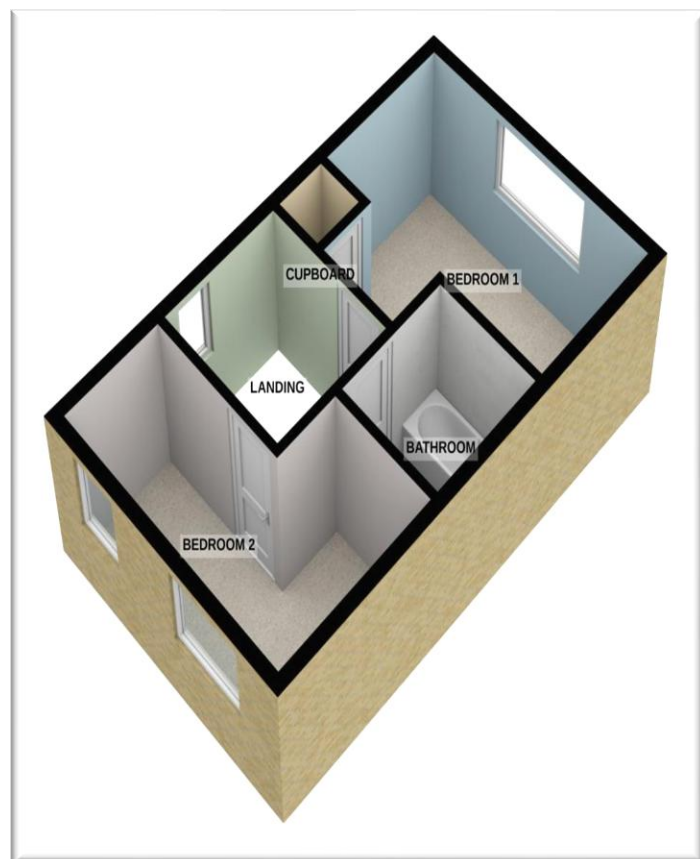
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right at Sandiway along Norley Road towards Cuddington. At the junction with the A49 turn right, proceed towards the traffic lights and Britannia Road is located off to the left.

***"Call The Fox NOW for
your FREE valuation"***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Leasehold
- Title No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: B
- Parking: Driveway

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.