



## 5 Jenard Court

Holywell, Holywell, CH8 7SL

£150,000



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## Accommodation Comprises

### Entrance Hallway

Double glazed door to the front elevation.

### Lounge

4.22m x 4.04m

Double glazed French doors with side panels to the rear elevation opening to the conservatory. Coving to the ceiling, wall lights and radiator. Opening to the kitchen.

### Conservatory

3.66m x 2.74m

Double glazed windows to three sides and French doors opening to the garden. Tiled flooring, polycarbonate roofing and wall light.

### Kitchen

3.12m x 2.51m

Double glazed window to the rear elevation. Fitted with a range of wall and base units with roll top work surfaces, inset one and a half bowl stainless steel sink, tiled splash backs and gas hob with stainless steel canopy extractor over. Integrated electric oven and space for fridge and washing machine. Wall cupboard housing combination boiler. Tiled flooring and radiator.

### Bedroom One

3.05m x 2.95m

Double glazed window to the front elevation. Coving to the ceiling and radiator. Door to en-suite

### En-Suite

3.05m x 0.94m

Fitted with a three piece shower room suite

comprising walk-in shower with mixer shower, pedestal wash hand basin and close coupled WC. Part tiled walls and tiled flooring. Extractor fan and radiator.

### Bedroom Two

2.95m x 2.51m

Double glazed window to the front elevation. Coving to the ceiling and radiator.

### Bathroom

2.51m x 1.83m

Double glazed window to the side elevation. Fitted with a three piece bathroom suite comprising tiled panel bath with shower screen and electric shower over, pedestal wash hand basin and close coupled WC. Part tiled walls and tiled flooring. Extractor fan and radiator.

### Detached Garage

5.56m x 2.82m

Detached garage with up and over door to the front, power and light.

### Outside

The property offers ample parking together with a small lawn area and paved path to the front and gravel around the side and rear. The good size side garden is laid to lawn and enclosed by timber fencing.

## VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing

Tel: 01352 711170

as our clients always like to hear your thoughts on their property.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

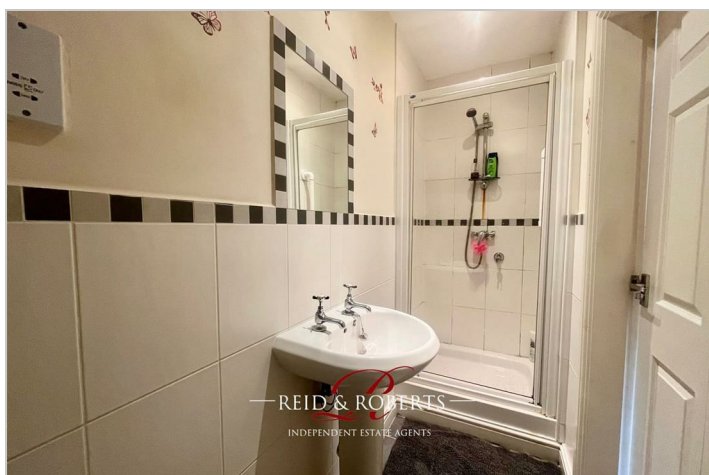
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### MONEY LAUNDERING REGULATIONS

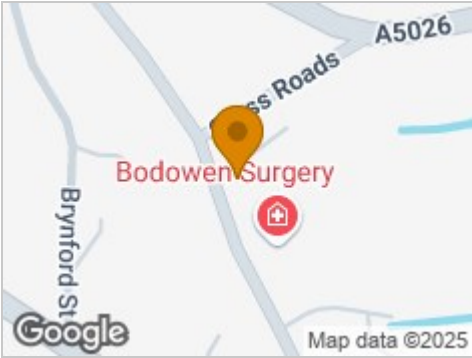
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



Road Map



Hybrid Map



Terrain Map



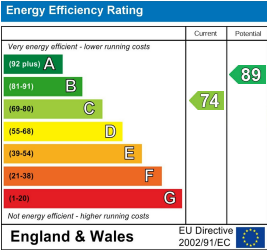
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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