



22 Ernest Cope Road

CW1 4GW

£210,000



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STEPHENSON BROWNE

It is with great pride that Stephenson Browne offer for sale this CHAIN FREE semi-detached home on Ernest Cope Road! Ideal for first time buyers, this presents a fantastic opportunity for those looking for a stress free move.

One of the highlights of this property is its location, sat on the cusp Bloor Homes' Saxon Gate development. Facing mature hedgerows, there is minimal disruption whilst remaining conveniently placed close to amenities, countryside walks and schools - not to mention only a short drive from Leighton Hospital and Bentley Motors!

Briefly, the accommodation is comprised of a modern fitted kitchen, a large living space with access to the rear garden off, with a downstairs W.C. completing the ground floor. To the first floor, you will find three well proportioned bedrooms, and the sleek family bathroom with shower over the bath.

The rear garden at this property is low maintenance, meaning it can be enjoyed all year round with little to no work required. To the front there is driveway parking for two vehicles.

Don't miss the chance to make this property your own - call us today for more information.

Hallway

Kitchen

8'6" x 9'10" (2.6m x 3m)

Living Room

15'5" x 14'5" (4.7m x 4.4m)

Downstairs W.C.

5'6" x 2'11" (1.7m x 0.9m)

Stairs to First Floor





Bedroom One
8'2" x 13'1" (2.5m x 4m)

Bedroom Two
8'2" (widest point) x 14'5" (2.5m (widest point) x 4.4m)

Bedroom Three
7'10" x 10'9" (longest point) (2.4m x 3.3m (longest point))

Family Bathroom
6'6" x 9'6" (2m x 2.9m)

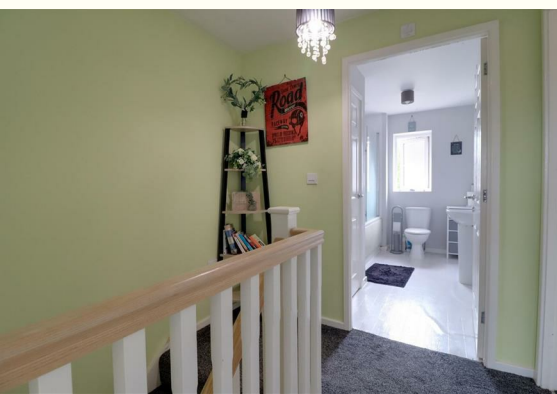
Council Tax
Band B.

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



Floor Plan

