





Hambledon Drive, Wirral CH49 2RE

jones & chapman

welcome to

Hambledon Drive, Wirral

A superb detached bungalow positioned in a peaceful position on Hambledon Drive!

Offered for sale with vacant possession, this property offers versatile rooms and a lovely position close to the fields. A perfect home waiting for you to put your stamp on it.













Property Description
Positioned in the cul-de-sac at the bottom of Hambledon drive the property has a entrance hall at the side.

The kitchen to the left has a range of base and wall units and appliances.

The main living room to the front has an additional living space which will allow you plenty of room for a hobbies area or just a place to unwind.

The bedrooms are both good sized rooms with a conservatory leading off of bedroom two.

Outside the property continues to offer good things with garden spaces to the front and the rear plus a driveway and garage.

Offered with vacant possession don't miss out and call us today to book your viewing!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead".

Entrance Hall
Lounge
20' 2" x 11' 5" (6.15m x 3.48m)
Dining Room
9' 6" x 8' 4" (2.90m x 2.54m)
Kitchen
10' 1" x 7' 9" (3.07m x 2.36m)
Bedroom One
15' x 10' 9" (4.57m x 3.28m)
Bedroom Two
11' 4" x 8' 6" (3.45m x 2.59m)
Conservatory
10' 5" x 8' (3.17m x 2.44m)
Bathroom

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Hambledon Drive, Wirral

- Superb Detached Bungalow
- Great peaceful location
- Two bedrooms
- Two reception rooms and conservatory
- Driveway and Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Awaiting Photograph



Total floor area 81.2 m² (874 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£260,000







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The Property Ombudsman

Property Ref:
GRE106446 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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