



**Constables**  
SALES & LETTINGS

Raby Road , Neston

£205,000

Constables are delighted to present this beautifully maintained two-bedroom end-of-terrace home, perfectly positioned in the heart of Neston town centre. A standout feature of this property is the off-road parking, located in a private car park to the rear – a rare and highly sought-after benefit for this area.

Inside, the accommodation is thoughtfully arranged and presented to a high standard. The ground floor includes an entrance porch leading into a bright and welcoming lounge, a separate dining room, a modern kitchen, and a convenient WC. Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom.

Externally, the property enjoys an enclosed yard and a garden area, providing useful outdoor space.

Neston town centre is just a short stroll away, offering a fantastic selection of shops, restaurants, cafés and excellent transport links.

With no onward chain and immediate availability, early viewing is strongly recommended.





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- Two Bedroom End Terrace
- Off Road Parking
- Town Centre Location
- Immaculately Presented
- Enclosed Garden
- Two Reception Rooms
- Unfurnished

### Entrance Porch

A timber door opens to the entrance porch with internal door to lounge.

### Lounge

15'4" x 12'6" (4.67m x 3.81m)

### Dining Room

13'1" x 11'10" (3.99m x 3.61m)

### Kitchen

7'1" x 6'2" (2.16m x 1.88m )

### WC

### Landing

Loft access point.

### Bedroom One

13'7" x 12'11" (4.14m x 3.94m )

### Bedroom Two

12'11" x 7'10" (3.94m x 2.39m)

### Bathroom

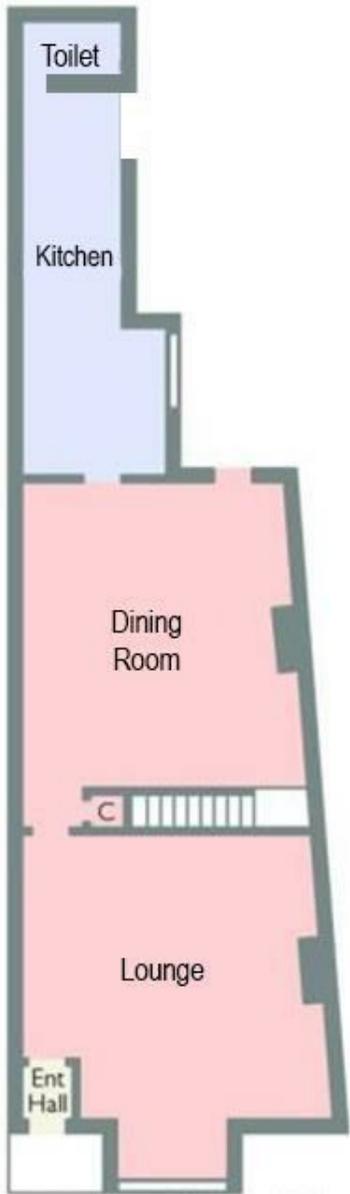
### Outside



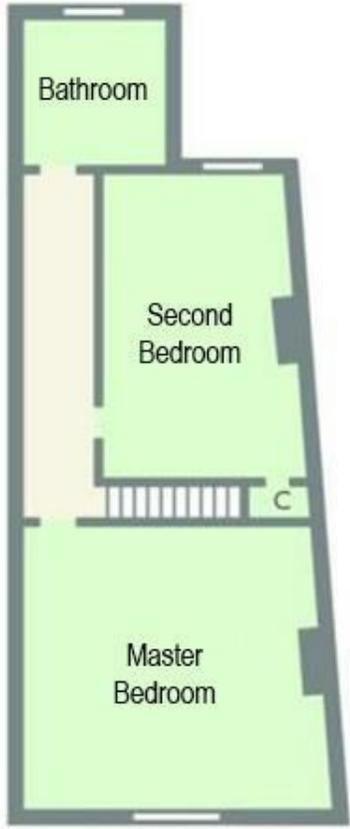


# EPC & Floor Plan

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

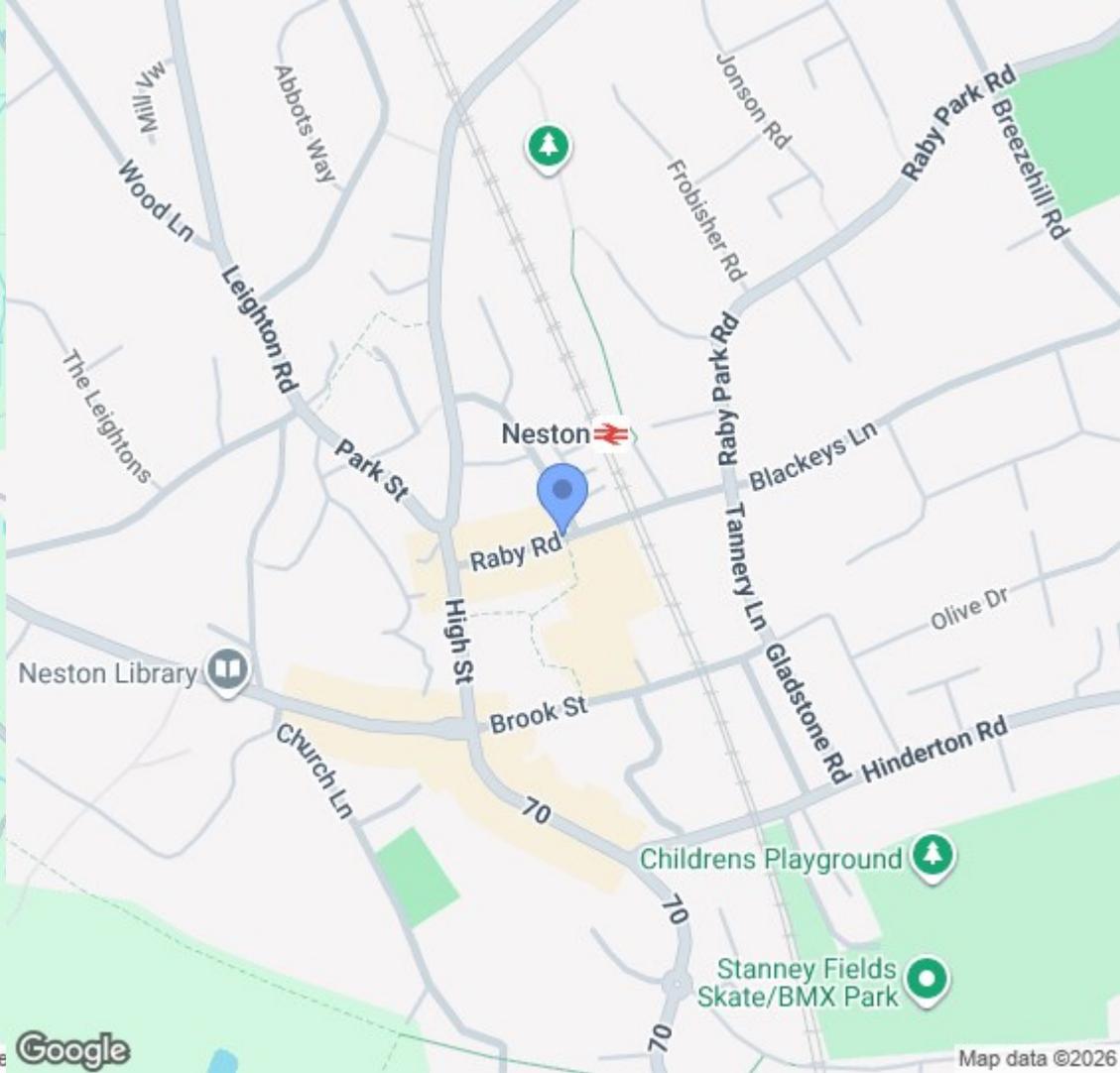
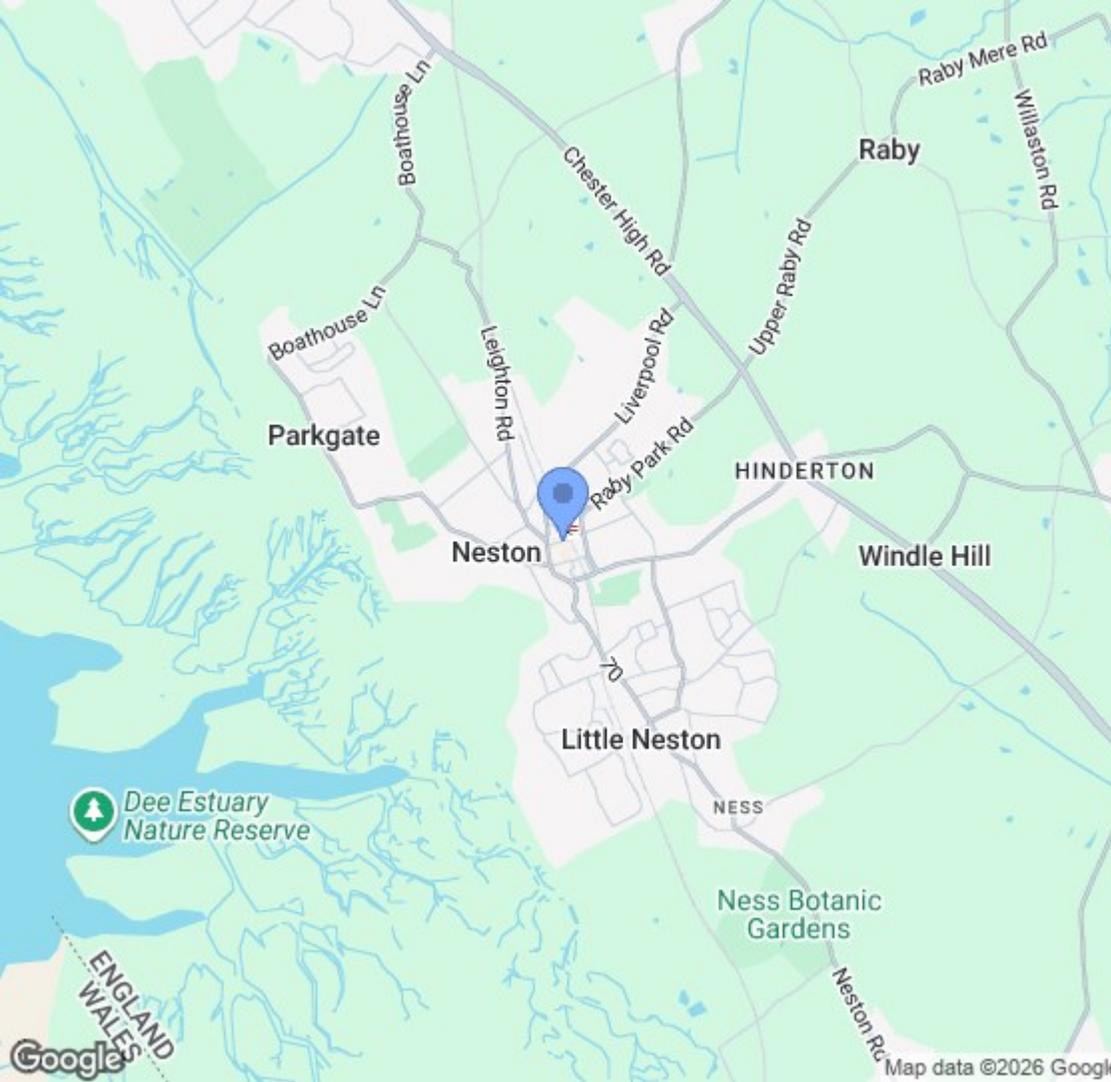


Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale



Location Map

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