



Chamberlain Road, offers over £300,000

- NO CHAIN
- GARAGE
- DOWNSTAIRS WET ROOM
- TWO RECEPTION ROOMS
- REAR GARDEN
- THREE BEDROOMS
- OFF ROAD PARKING
- TAFF TRAIL
- EPC Rating: D



 3  2  2



About the property

NO CHAIN - CLOSE TO TAFF TRAIL - LARGE CORNER PLOT. Boasting off road parking and garage and large rear garden. Walking distance to local amenities to include restaurants and pubs, shops, cafes and of course the train station and Hailey Park. Viewings by appointment only.





Accommodation

Entrance Hallway

Enter through uPVC front door, tiled flooring. Staircase to first floor, entrance to both Living Room and Reception Room Two,

Living Room

12' 10" x 15' 10" (3.91m x 4.83m)
Carpeted throughout, fireplace with a marble hearth, double glazed uPVC windows to front, radiator and coving, power points.

Dining Room

9' 4" x 9' 9" (2.84m x 2.97m)
Carpeted throughout, storage cupboard, radiator, coving, power points.

Shower Room

5' 2" x 5' 1" (1.57m x 1.55m)
Floor to ceiling tiles, extractor fan and wall mounted electric shower, w/c and sink, radiator, half glazed uPVC double glazed door to rear garden with frosted panel.

Kitchen

12' 2" x 6' 11" (3.71m x 2.11m)
Upvc window to rear. Fitted units to include a range of cupboards, drawers and work surfaces. Four ring gas hob, oven under and extractor over. One and half bowl sink unit with mixer tap, wall mounted Ideal boiler to serve heating and hot water, tiled floor, door off to

Bedroom One

12' 10" x 8' 11" (3.91m x 2.72m)
Carpeted throughout, upvc window to front, radiator, powerpoints.

Bedroom Two

9' 11" x 5' 11" (3.02m x 1.80m)
Carpeted throughout, uPVC window to front, radiator, power points.

Bedroom Three

10' 6" x 6' 10" (3.20m x 2.08m)
Carpeted throughout, uPVC window to rear, radiator and power points.

02920 612328

whitchurch@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let