

# Town & Country

Estate & Letting Agents



**17 Cambrian Avenue, Whittington, SY11 4DS**

**Offers In The Region Of £210,000**

WITH NO ONWARD CHAIN!! Located in the desirable area of Whittington, Town and Country presents an immaculate semi-detached home that is sure to impress. This charming property, built in 1983, boasts generous living space, making it an ideal choice for families or couples seeking comfort and style. The house features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The extended rear of the property enhances the living and dining area, allowing for a seamless flow between indoor and outdoor spaces. The two bedrooms are thoughtfully designed, offering a peaceful retreat at the end of the day. One of the standout features of this home is the far-reaching views that can be enjoyed from various vantage points within the property. This aspect adds a unique charm, making it a delightful place to unwind and appreciate the surrounding landscape.

Situated in a sought-after location, this semi-detached house is conveniently close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to make your first step onto the property ladder or seeking a tranquil home in a vibrant community, this property on Cambrian Avenue is a wonderful opportunity not to be missed.



### Directions

From our office proceed up Willow Street and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street. Continue along onto Gobowen Road before turning right onto Whittington Road. Continue to the junction to the by-pass and take the second exit towards Whittington. On entering the village of Whittington proceed through before turning left just after the railway crossing onto Station Road, proceeding onto Cambrian Avenue, where the property will be observed on the left.

### Accommodation Comprises

**Lounge 15'2" x 11'6" (4.64m x 3.53m)**



The good sized, bright lounge has a square bow window to the front, a window to the side, stairs leading to the first floor, radiator, a part glazed door to the front, fireplace provision and a glazed door leading to the kitchen.

### Additional Photo



**Kitchen 11'6" x 6'6" (3.53m x 2.00m)**



The well appointed kitchen is fitted with modern base and wall units with work surfaces over, part tiled walls, space for a fridge, plumbing for a washing machine and freezer, one and a half bowl sink with a mixer tap over, tiled flooring, oven with a gas hob and extractor fan over, coved ceiling and an archway leading to the rear hall area. The kitchen opens onto the dining room making it a very sociable space to cook and entertain.

### Additional Photo



### Dining/ Family Room 16'2" x 8'2" (4.94m x 2.50m)



The dining room/ family room is a very versatile space having a bay window to the rear overlooking the garden and the great views beyond, wood flooring, coved ceiling and a fireplace with a tiled hearth and electric fire. The room opens onto the hallway at the side.

#### Additional Photo



### Rear Hallway

The hallway has two windows to the side, radiator, wall mounted gas boiler, tiled flooring, a part glazed door to the front and French doors leading out to the rear garden.

### To The First Floor

The first floor landing has a window to the side and doors leading to the bedrooms and the shower room.

### Family Shower Room



The shower room has a window to the rear, wash hand basin with a mixer tap, low level w.c., corner shower cubicle with an electric shower, vinyl flooring and part tiled walls.

### Bedroom Two 10'2" x 6'3" (3.12m x 1.93m)



The second bedroom has a radiator and a window to the rear with far reaching views.



### Bedroom One 11'7" x 8'3" (3.54m x 2.52m)



The first bedroom is a good sized double having a window to the front, radiator, airing cupboard with tank, built in cupboard and built in wardrobes with mirror fronted doors.

### To The Outside

To the front, the pretty gardens are lawned and shrubbed with a pergola at the side leading to the side door. A gate at the side gives access to the rear garden.

### Driveway

The driveway provides parking for several vehicles.

### Location



### To The Rear



The pretty rear garden has a garden shed measuring 12ft x 6ft. There is a covered patio area off the dining room with paved and shrubbed gardens beyond. The garden enjoys an open aspect to the rear making it the ideal place to sit out and relax.

### Additional Photo



### Views To The Rear



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market

knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

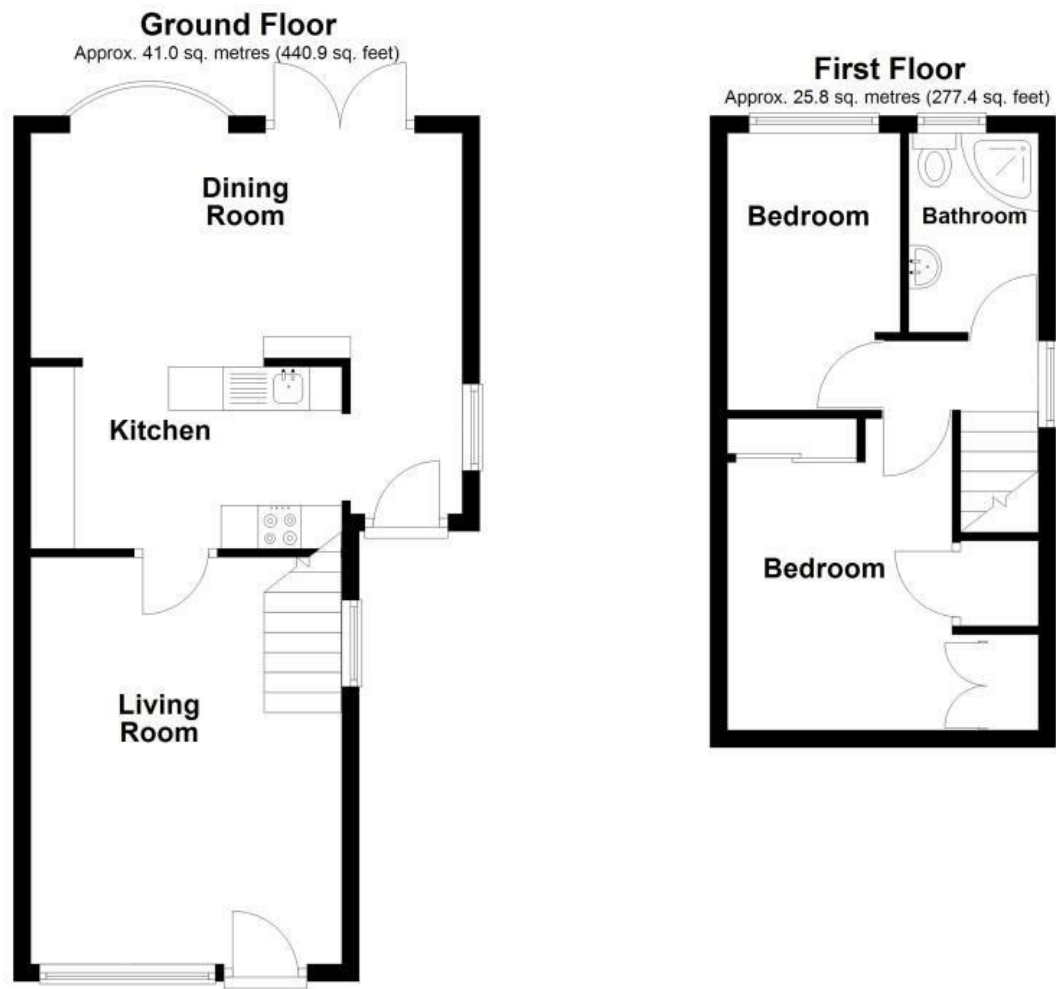
We would like to point out that all measurements,

floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

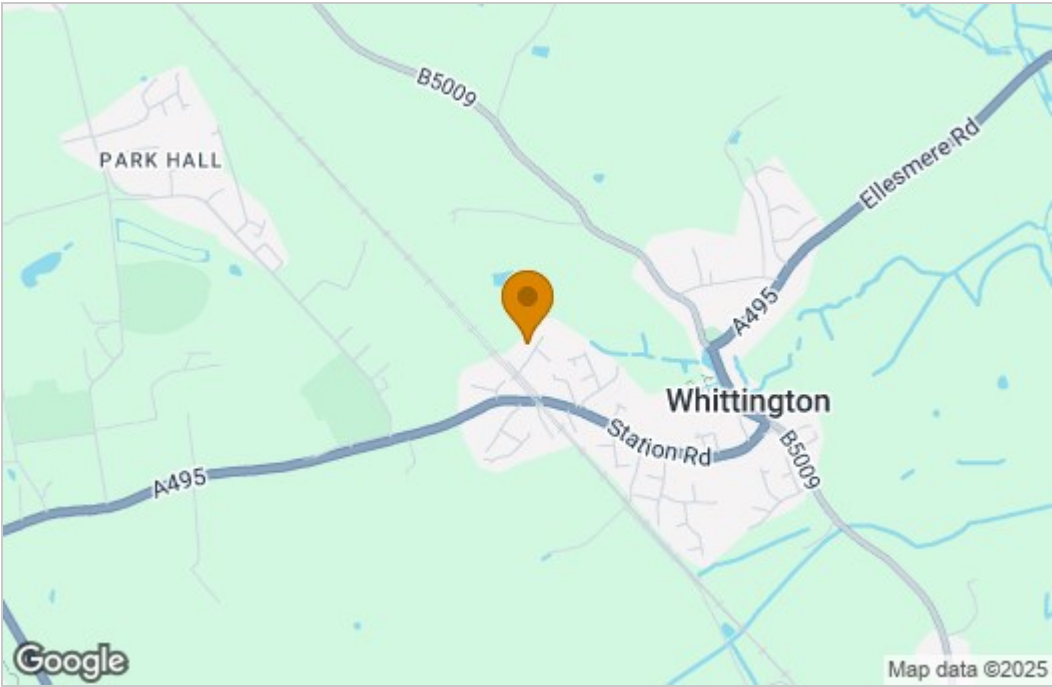


Floor Plan

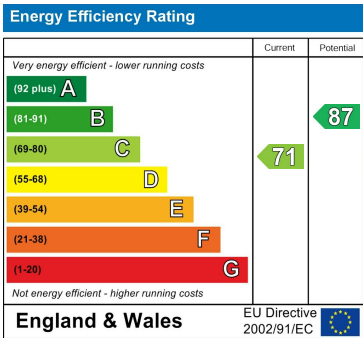


Total area: approx. 66.7 sq. metres (718.3 sq. feet)

Area Map



Energy Efficiency Graph



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