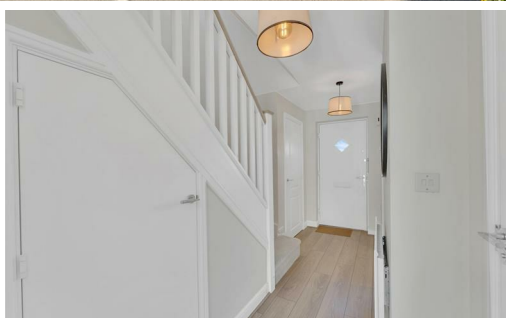




32 LAMB STREET, HARTFORD,
NORTHWICH, CW8 1SQ

£180,000



75% SHARED OWNERSHIP VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented END MEWS property located in HARTFORD. The accommodation includes: Hallway, Kitchen and Lounge to the ground floor and TWO BEDROOMS and BATHROOM to the first floor. Externally there is an enclosed garden to the rear elevation and off road parking for two cars to the front elevation. Call us now to book your viewing!

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Entrance Hallway

Accessed via double glazed front entrance door. Laminate flooring. Radiator. Doors to Lounge & WC. Two storage cupboards. Opening to the Kitchen.



Landing

Doors to bedrooms and bathroom. Loft access. Cupboard housing boiler.



Kitchen

Range of wall, drawer and base units with worksurfaces above. Inset electric oven with hob and hood above. Integrated Fridge Freezer and Washing Machine. Double glazed window to the front elevation. Laminate Flooring.



Master Bedroom

Double glazed window to the rear elevation. Radiator.



Bedroom Two

Double glazed window to the front elevation. Radiator. Storage Cupboard.



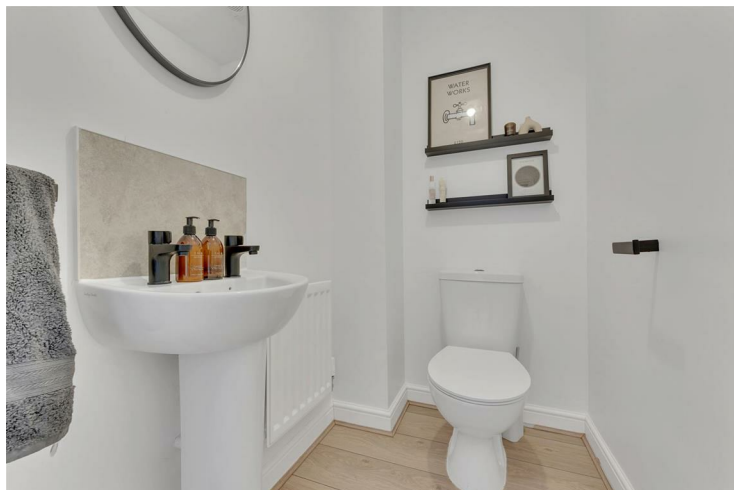
Lounge Diner

Double glazed French doors to the rear elevation. Laminate flooring. Radiator.



WC

Low level WC and wash hand basin. Laminate Flooring. Radiator.



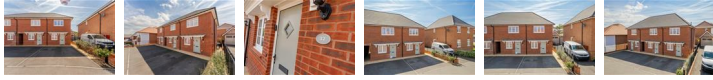
Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Radiator.



Externally - Front

Off road parking for two cars.



Externally - Rear

Landscaped garden with paved patio leading to astro turfed lawned garden.



Extra Information

Tenure: Leasehold

Costs Per Month - Rent - £138.74 per month. Service Charges - £19.20 per month. Building Insurance - £7.19 per month.

Council Tax Band: C

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



32 Lamb Street, Hartford

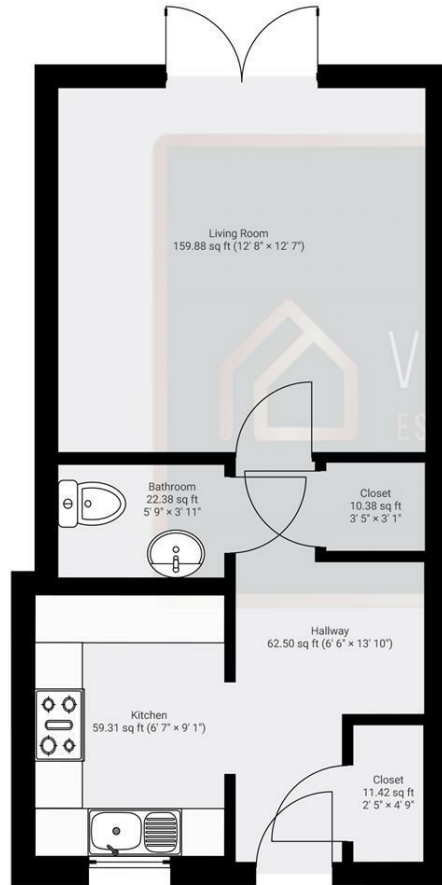
DETAILS
Total area: 648.81 sq ft
Living area: 648.81 sq ft
Floors: 2
Rooms: 12

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 2' 4' 6' 1:54

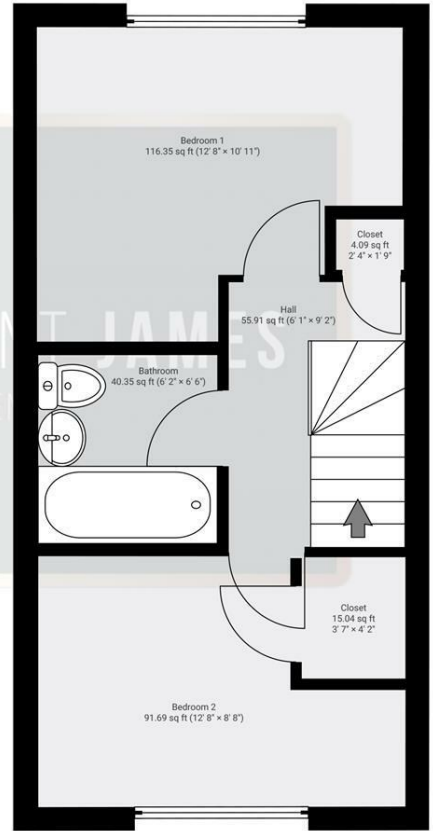
▼ Ground Floor

TOTAL AREA: 325.64 sq ft • LIVING AREA: 325.64 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 323.17 sq ft • LIVING AREA: 323.17 sq ft • ROOMS: 6



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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