



Helping *you* move



## 2 Heber Close, Malpas, Cheshire, SY14 8JA

Offers in the Region of  
**£360,000**

A three bedroom detached bungalow set on a generous corner plot in the sought after village of Malpas and within walking distance of the local schools and excellent village amenities. With driveway, single garage and good size gardens.

# 2 Heber Close, Malpas, Cheshire, SY14 8JA

## Overview

- Detached Bungalow
- Three Bedrooms
- Generous Corner Plot
- Sought After Village Location
- Within Walking Distance of Amenities and Local Schools
- Lounge with log burner
- Spacious Kitchen/Diner
- Driveway and Single Garage
- Good Size Gardens
- EPC D
- Council Tax Band D



## Location

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clywd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Brief Description

Located in the perennially popular village of Malpas, 2 Hebers Close is a detached bungalow standing in a good sized corner plot and is within walking distance of the excellent village amenities and local schools. The accommodation comprises Entrance Porch, Entrance Hall, Lounge with wood burner and double doors leading to a large Kitchen/Diner which has a range of cream fitted units, with built in oven, hob and extractor hood and a large kitchen island provides space for dining; there are three bedrooms and the family bathroom completes the accommodation. Approached through double gates there is a drive which provides off road parking and leads to the detached single garage; there are lawns to the front and the sides of the bungalow and a private paved area at the rear which provides a perfect area to relax when weather permits.



# Your Local Property Experts

01948 667272



## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

EPC D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



## DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road for approximately 800m then turn left into Hollowood Road, continue on and take the right hand turn into Hebers Close where the property can be found immediately on the right hand side.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

## METHOD OF SALE

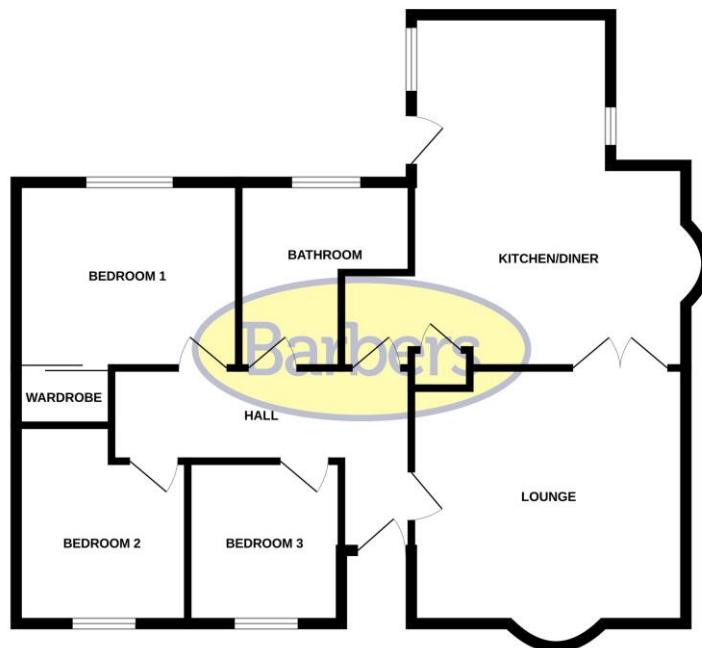
For Sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan ©2021

**LOUNGE**

14' 4" x 11' 9" (4.37m x 3.58m)

**KITCHEN/DINER**

20' 6" x 16' 8" reducing to 13'1" (6.25m x 5.08m)

**BEDROOM ONE**

11' 8" x 9' (3.56m x 2.74m)

**BEDROOM TWO**

10' 9" x 8' 3" (3.28m x 2.51m)

**BEDROOM THREE**

9' 9" x 7' 9" (2.97m x 2.36m)

**BATHROOM**

6' 4" x 9' 0 max" (1.93m x 2.74m)

**GARAGE**

18' 0" x 9' 4" (5.49m x 2.84m)

**Selling your home?**

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.