



Helping *you* move



7 Cambrian View, Whitchurch, SY13 1EJ

Offers in the Region of
£125,000

NO UPWARD CHAIN. A two bedroom mid terrace house with good size garden, conveniently situated within easy walking distance of the town centre and local schools.

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Overview

- Mature Mid Terrace House
- Two Bedrooms
- No Upward Chain
- Quiet Residential Location
- Within Walking Distance of Town Centre and Local Schools
- Lounge
- Kitchen, Utility Room
- Master En Suite and Family Bathroom
- Good Sized Garden
- EPC E, Council Tax Band A



Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd 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, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

Offered for sale with no upward chain is this light, airy and deceptively spacious two bedroom mid terrace house that would be perfectly suited for first time buyers or investors alike! The property benefits from being conveniently situated in a quiet residential area within easy walking distance of Whitchurch town centre, Queensway park and local schools. The ground floor accommodation comprises Lounge, Kitchen and Utility room. Upstairs there is a great size master bedroom with ensuite, a further bedroom and a family bathroom. Outside there is a shared pedestrian pathway to the front of the property and beyond is a good sized garden which is mainly laid to lawn and to the rear is an enclosed courtyard with an outside shed.



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

Council Tax Band A. 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



DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and take the second right into Kingsway, proceed along and Cambrian View is 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 E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

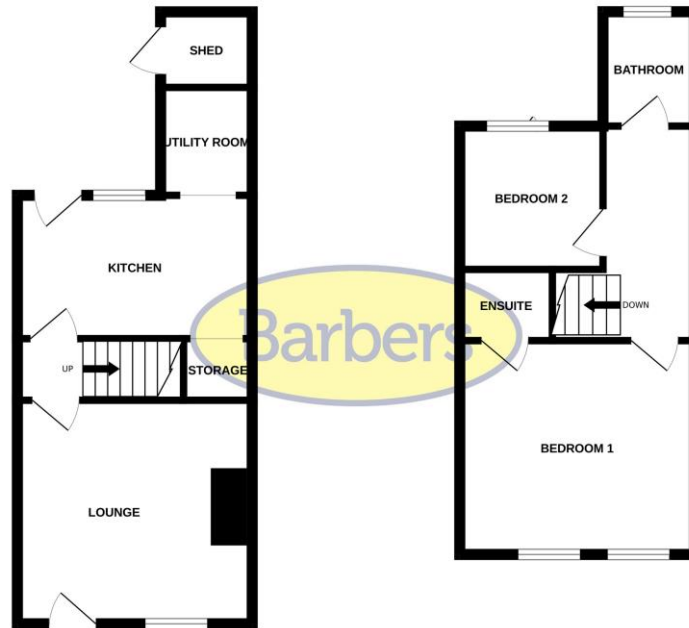
AML REGULATIONS

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.

WH33950 061023

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LIVING ROOM

11' 11" x 12' 6" (3.63m x 3.81m)

BEDROOM ONE

16' 2" x 11' 11" (4.93m x 3.63m)

KITCHEN

12' 6" x 6' 11" (3.81m x 2.11m)

BEDROOM TWO

13' 2" x 6' 0" (4.01m x 1.83m)

UTILITY ROOM

6' 10" x 5' 7" (2.08m x 1.7m)

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

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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.