

8 Kohima Crescent,  
Chester

£325,000

CURRANS  
*homes*



This wonderful family home is located within the ever popular Crown Park Estate. Boasting four bedrooms, three of which are double, over three floors, the property is a fantastic family home. Stylishly presented and ready to move into the home also benefits from a parking space and garage. In brief, the property comprises, entrance hall, downstairs WC, open plan kitchen living room with French doors leading to the rear low maintenance garden. To the first floor is the master bedroom with ensuite shower room and a further bedroom. To the second floor there are two further double bedrooms and family bathroom.

The location of this property could not be better. Nestled on the edge of Huntingdon, a short walk from the local amenities of the village, it is only a 10 minute drive into Chester City Centre and a 5 minute drive to Sainsburys and the Great Boughton retail park. If you head away from the City you are within the countryside in moments, with country pubs, walks and scenic bike rides on your door step. For the kids there is a bounty of places to play, with the estate offering a number of play areas and the wonderful Jubilee Park, featuring a host of activities, just a few minutes walk away.





### FINER POINTS

\*Three Storey Townhouse

\*Three double bedrooms and one single

\*Family bathroom and ensuite to master bedroom

\*Well presented throughout

\*One allocated parking space and garage

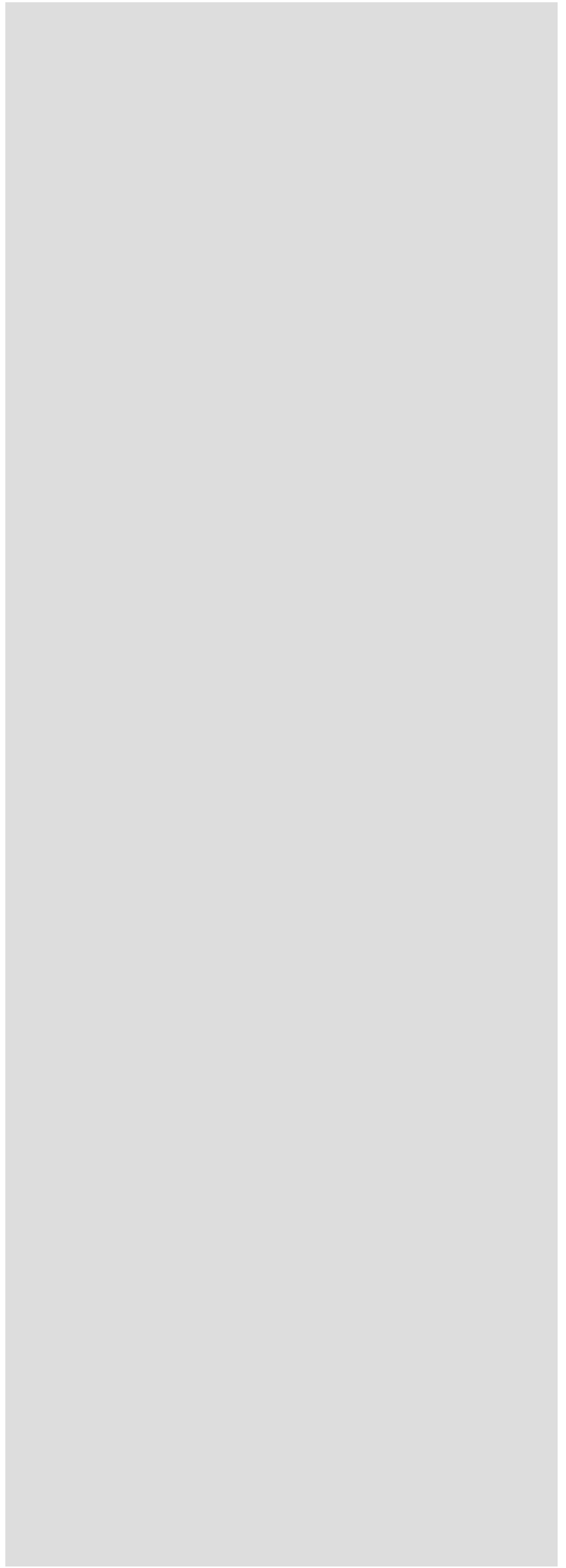
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

**Local Authority:**

**Council Tax:** Band D

**Viewings:** By appointment only

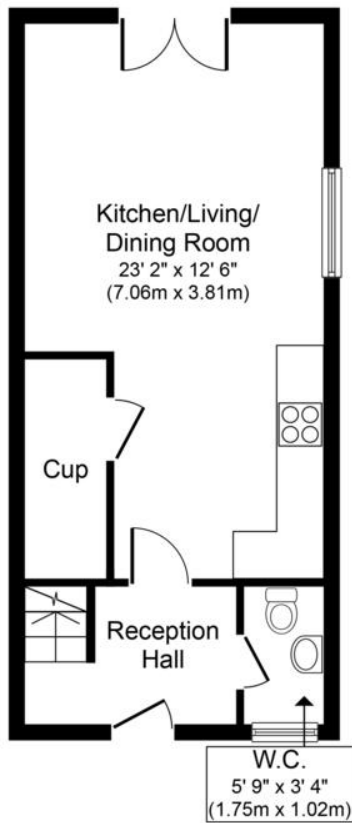




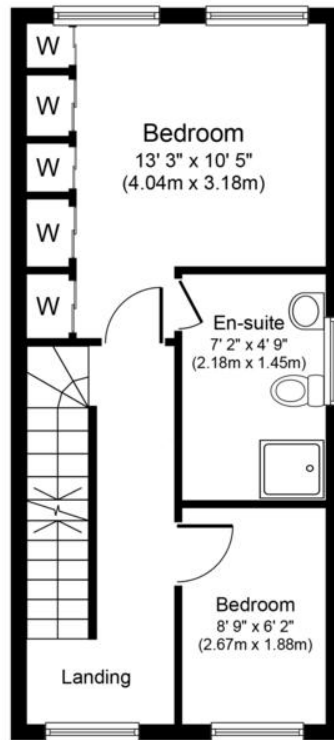
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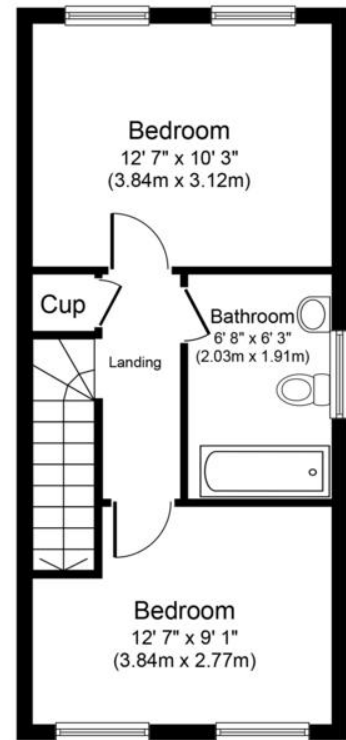
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**Ground Floor**  
Approximate Floor Area  
366 sq. ft.  
(34.0 sq. m.)



**First Floor**  
Approximate Floor Area  
366 sq. ft.  
(34.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
366 sq. ft.  
(34.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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