

16 Tiberius Way, Kings Moat

£315,000





This modern semi detached home which is offered to the market in excellent condition in a pleasant location on the outskirts of the City centre.

Ideally situated for both access to the business park and the A55 whilst being within walking distance of a regular bus service to the City this modern home could not be better situated.

The entrance hall which has grey LVT flooring which leads to the good sized living room, open plan dining kitchen with UPVC French doors onto the landscaped rear patio, good sized downstairs w/c, useful understairs pantry cupboard.

To the first floor there are three good sized bedrooms with an en-suite shower room to the master bedroom and fitted wardrobes to bedroom two.

There is a further immaculate main bathroom with a white suite.

There is parking to the front with an EVC point and a well enclosed rear garden which has been landscaped with low maintenance borders and lawn with a good sized patio area.





### FINER POINTS

- \* Modern Taylor Wimpey constructed semi detached home with 6 years NHBC guarantee remaining
- \* Landscaped rear garden with a good sized patio area and raised borders
- \* En-suite shower room and ground floor cloakroom/w/c
- \* Quality flooring with grey LVT to the ground floor and grey carpets to the first floor
- \* Close to the Kings school and bus service to the City centre
- \* Ideal for access to the motorway network

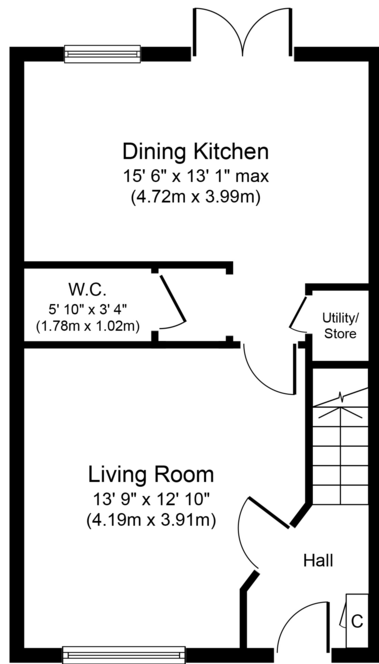
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference 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

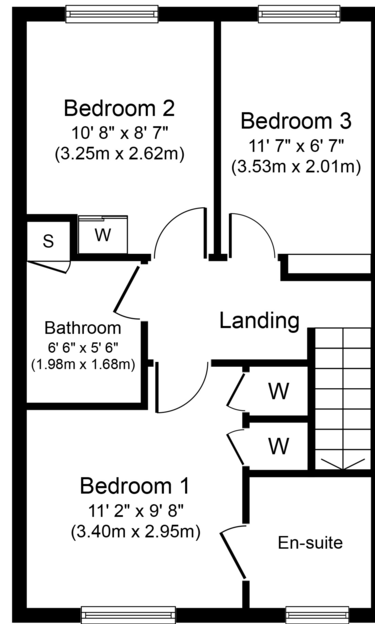
**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band D

**Viewings:** By appointment only



**Ground Floor**  
Approximate Floor Area  
425 sq. ft.  
(39.5 sq. m.)



**First Floor**  
Approximate Floor Area  
425 sq. ft.  
(39.5 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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