

# MANCHESTERS SOLICITORS

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## COWLEY CLOSE, SELSDON, CR2 8LU

A WELL MAINTAINED 3 DOUBLE BEDROOMED SEMI-DETACHED HOME, SITUATED AT THE END OF A QUIET CUL-DE-SAC, WITHIN WALKING DISTANCE OF LOCAL SHOPS & SCHOOLS. VIEWING IS HIGHLY RECOMMENDED. CHAIN FREE

£299,950 FREEHOLD

- ❑ 3 DOUBLE BEDROOMS
- ❑ LARGE OPEN PLAN KITCHEN/LOUNGE/DINER
- ❑ VERY LARGE FAMILY BATHROOM
- ❑ DOWNSTAIRS CLOAKROOM
- ❑ MATURE REAR GARDEN
- ❑ INTEGRAL GARAGE

 [rightmove.co.uk](http://rightmove.co.uk)

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:  
Canopied porch leading to double glazed leaded light front door.

**Entrance Hall:** 1 x single radiator, power point and telephone point, Georgian door with obscured glass leading to lounge/diner.

**Downstairs Cloakroom:** Low level w.c. (newly fitted approx. 18mths ago), petite wash hand basin with mirror over, obscured double glazed window with venetian blind.

**Lounge/Diner:** Large living area with wall lights, electric fire/convector heater in wooden surround, within brick display fireplace with wooden mantle shelf over, 1 x double radiator (new) and 1 x single radiator, t.v.point, ample power points, double glazed picture window overlooking south facing garden, double glazed door to garden, coved cornice, brass curtain pole and curtains to stay.



**Kitchen:** Open plan to living area, with ample wall mounted/ base units and work surfaces, integrated tall fridge/freezer, boiler controlling central heating and water 'Ideal Elan', 1.5 sink unit with drainer in caramel colour, mixer tap, double glazed picture window overlooking front garden, with Venetian blind, Hotpoint washing machine, electric 'Select 620 Diplomat' oven built under, with electric ceramic hob over inset into work surfaces, with extractor hood over, integrated microwave 'Panasonic' built into tower unit, with deep pan drawers and cupboards over and under, breakfast bar area with 3 stools to stay, with leaded light glass display cupboard with 2 way opening over. Ample work surface areas, with power points and lighting under wall units, door to side access to front and rear gardens.



## First Floor:

**Stairs:** Turning stairs to landing area and useful display shelf.

**Landing:** Large area, with loft hatch and retractable ladder, partly boarded (not fixed) and insulated, deep airing cupboard housing lagged cylinder with cupboard above.

**Bedroom 1:** Large double room, fully fitted with Schreiber furniture, ample wardrobes, high level cupboards over bed, dressing table, bedside display shelving over drawers, further wardrobes to one wall, with chest of drawers, 1 x single radiator, large double glazed picture window over looking front garden, telephone point and ample power sockets, coved cornice.



**Bedroom 2:** Large double room, 1x single radiator, large double glazed picture window overlooking rear garden with ample power points and telephone point, coved cornice.



**Bedroom 3:** Double room, 1 x single radiator, 1 power point, large double glazed picture window, curtains to stay, coved cornice.



**Bathroom:** Very spacious family bathroom. 1 x single radiator, large mirrored bathroom cabinet, low level w.c., pedestal wash hand basin, panelled bath with mixer tap/shower spray attachment, half tiled walls, obscured double glazed picture window with blind to front.



Regulated by the Solicitors Regulation Authority

**Outside:** Front garden with lawn area and shrubs, paved driveway to integral garage. Side access to rear garden.

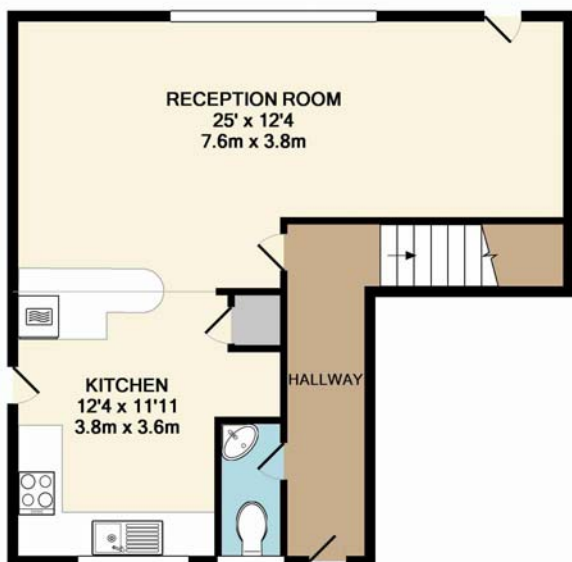
**Garage:** Integral single garage, with up and over door with power, light and tap, housing gas and electric meters.

**Garden:** Approx 60' south facing rear garden, mainly laid to lawn with flower beds to sides, mature shrubs, large relatively new shed on concrete base, paved patio area at rear of garden, water butt.

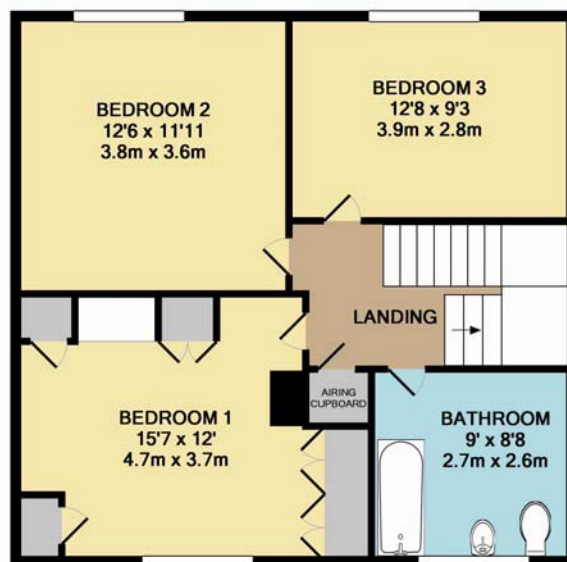


**VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE**

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GROUND FLOOR




1ST FLOOR

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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. This plan is for illustrative 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>	<b>47</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>	<b>44</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
3. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
4. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.

5. The ID we require with any offer is: (a) A Current Photocard Driving Licence or Passport; and (b) Receipted utilities bill or original bank statement addressed to you at your residence which is less than three months old.
6. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
7. We are obliged under new anti-money laundering legislation to carry out electronic id checks on all new selling clients as well as applicants who we introduce to our selling clients, at a cost of £7.05 per person including VAT and will collect this from you at the outset and also immediately once a sale has been agreed in the case of the buyer(s).
8. We reserve the right to charge £5 plus VAT for carrying out AML Searches, per person.

#### LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors 020 8651 3118

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