



## 3 Jenard Court

Holywell, CH8 7SL

£100,000



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## Accommodation Comprises

Upvc double glazed entrance door opens into:

### Entrance Hallway

Generously sized hallway that provides access to two well-proportioned bedrooms and a bright, inviting living area. The hallway is equipped with a smoke alarm, a radiator and spotlights enhancing the contemporary feel of the space.

### Lounge

Generously sized lounge featuring power points, radiator, coved ceiling, and modern spotlights providing ample lighting. UPVC double-glazed window to the front elevation allows plenty of natural light to brighten the space. The lounge seamlessly opens into the kitchen, offering a smooth transition for an open-plan feel.

### Kitchen

Housing a range of wall and base units, offering ample storage and complementary worktop surfaces. It includes a 1.5 stainless steel sink unit with a drainer and a mixer tap. The kitchen is equipped with a built-in oven and a gas hob with a stainless steel extractor hood over and splashback tiling for easy maintenance. Integrated appliances include a fridge and freezer, with additional space allocated for a washing machine and dryer. The boiler is neatly concealed within a cupboard for convenience. A UPVC double-glazed window to the rear elevation allows natural light to fill the room. Additional features include a radiator, tiled flooring, and recessed spotlights, creating a modern and functional space.

### Family Bathroom

Three-piece comprising of: Low-flush W.C., a pedestal sink with chrome taps, and a panelled bathtub featuring an electric shower overhead, complete with an additional handheld shower attachment for versatility. The walls are partially tiled and the flooring is designed for durability and practicality with a wet-room style and towel rail radiator. An extractor fan and natural light enters through a frosted UPVC double-glazed window to the rear elevation, providing privacy without compromising brightness.

### Bedroom One

Spacious bedroom which can accommodate a double bed along with additional bedroom furniture, this room features a radiator, power points and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

Radiator, power points and UPVC double-glazed window to the front elevation.

### External

At the front of the property, there is an easy maintenance gravel area and a paved pathway that leads directly to the front door. Moving to the rear of the property, you'll find a well-maintained lawn, divided with number 4 without a clearly defined boundary, offering a functional garden space. Additionally, the property benefits from an allocated parking space, conveniently located for easy access.

**WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?**

We have 30 years experience in valuing properties

and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

### **VIEWING ARRANGEMENTS**

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroborts.com](mailto:holywell@reidandroborts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### **MONEY LAUNDERING REGULATIONS**

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **MISDESCRIPTION ACT**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No

person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### **MAKE AN OFFER**

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **LOANS**

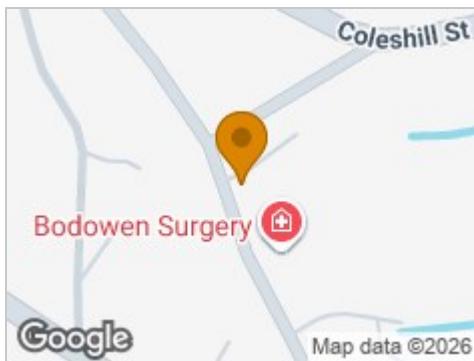
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### **INDEPENDENT MORTGAGE ADVICE**

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.



## Road Map



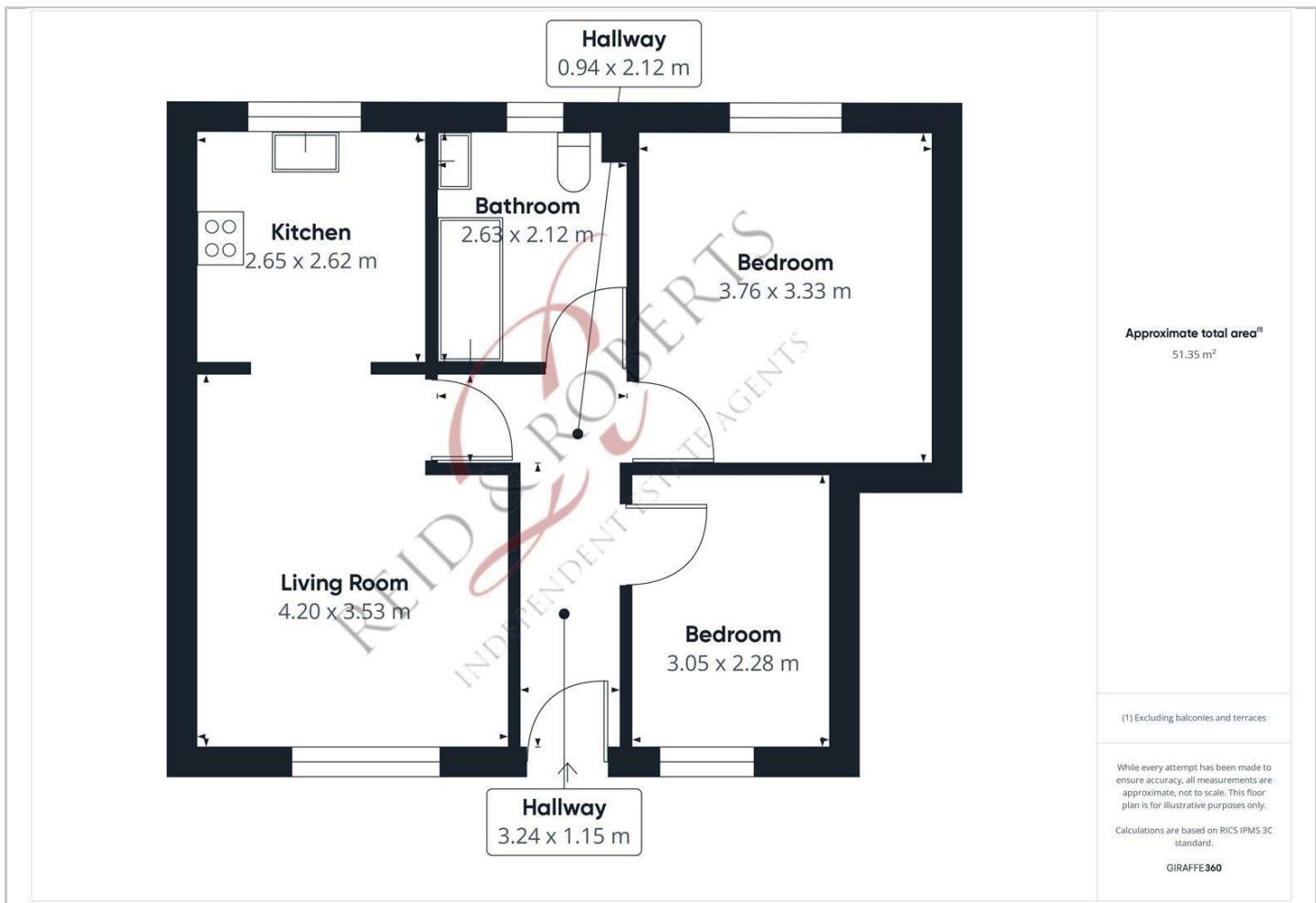
## Hybrid Map



## Terrain Map



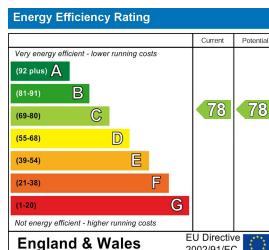
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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