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JOE VIEIRIA exp™ **UK**

📞 01295 535 188 / 07796 266 529

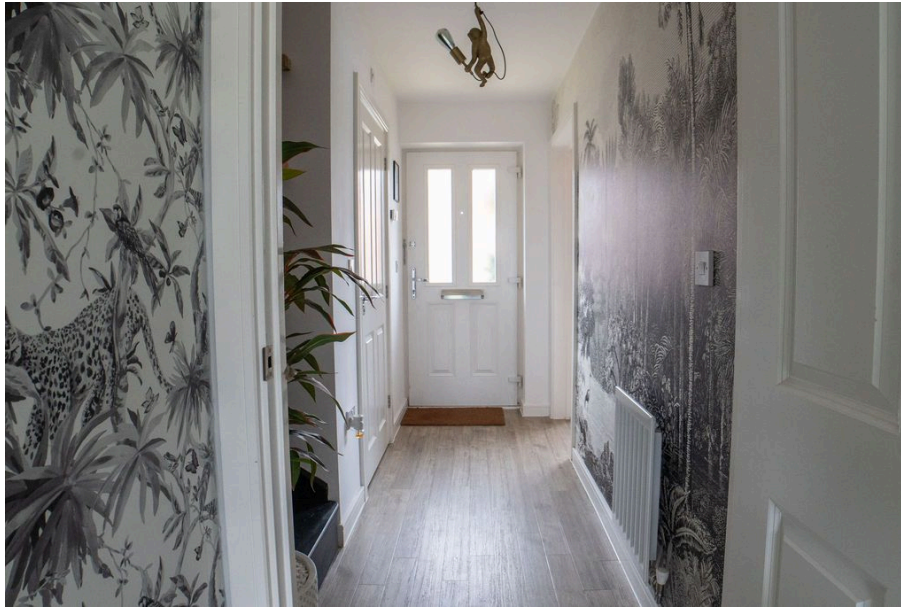
@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

. Chacombe Crescent

Guide Price £375,000

3 3 1



- Three Bedrooms Detached home: Including an en-suite to the master bedroom.
- Modern Amenities: Built-in appliances, Amtico flooring, and UPVC double glazing.
- No Onward Chain: Ready for immediate occupancy.
- Convenient Location: Close to parks, and easy access to town and M40.
- Property Ref: JV0032
- Spacious Living Areas: Living room, kitchen/dining room, with French doors to the rear garden.
- Ample Parking: Driveway parking for two cars and a single garage.
- Nearby Schools: Outstanding local primary school and a good secondary academy nearby.
- Open Day Saturday Nov 21st 11am / 2 pm by appointment only.



Property Ref: JV0032

We are pleased to introduce to the market this beautifully presented, 2019-built three-bedroom, semi-detached family home. The property benefits from , off-road parking, large kitchen, downstairs cloakroom, en-suite bedrooms, and family bathroom. The property is In immaculate condition, located in Cherry Fields development, built by Bellway Homes. This property is too good to be missed!! VIEWINGS Strictly by appointment only. Please call us to arrange. We offer flexible viewings times also in the evenings and weekends.



Garage
200 sq.ft. (18.60 sq.m.) approx.

Ground Floor
476 sq.ft. (44.20 sq.m.) approx.

First Floor
476 sq.ft. (44.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1152 sq.ft. (107.0 sq.m.) approx.

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.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60