



## 14 Martha Close

CW1 3FB

40% Shared ownership £82,000



STEPHENSON BROWNE



# 14 Martha Close

- New Build Property
- Purchase Options Starting At 25%
- Spacious Living Room With Plenty Of Natural Light
- Close To Local Amenities
- Electric Charging Point
- Shared Ownership
- Off Road Parking
- Semi Detached
- Downstairs WC
- Must View!

Welcome to this delightful new build house which presents a fantastic opportunity for a variety of buyers looking to buy a lovely home through shared ownership.

The house boasts two spacious bedrooms, providing ample room for relaxation and personalisation. The layout is thoughtfully designed to maximise space and comfort, making it an ideal home for individuals or small families.

One of the standout features of this property is the off-road parking, ensuring convenience and peace of mind for residents. This is particularly valuable in today's busy world, where parking can often be a challenge.

Situated in a friendly neighbourhood, this home offers a perfect blend of modern living and community spirit. With its contemporary design and practical amenities, this property is not just a house; it is a place where you can create lasting memories.

Do not miss out on this excellent opportunity, whether you are looking to invest in your first home or seeking a comfortable living space, this property is sure to meet your needs. We invite you to come and see for yourself the potential that awaits you in this lovely new build.



## Entrance Hall

**Lounge** 11'1" x 15'1" (3.4m x 4.6m)

**Kitchen** 10'7" x 12'9" (3.25m x 3.9m)

**Hall**

**W.C.** 3'3" x 4'11" (1m x 1.5m)

## Stairs To First Floor

### Landing

**Bedroom One** 14'5" x 10'2" (4.4m x 3.1m)

**Bedroom Two** 14'5" x 10'2" (4.4m x 3.1m)

### Bathroom

6'6" x 6'6" (2m x 2m)

### Externally

The property is approached over a private driveway. There is access from the side of the property to the rear garden which is fully enclosed and mainly laid to lawn.



## Directions

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Council Tax

Band A

### Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Why choose us?

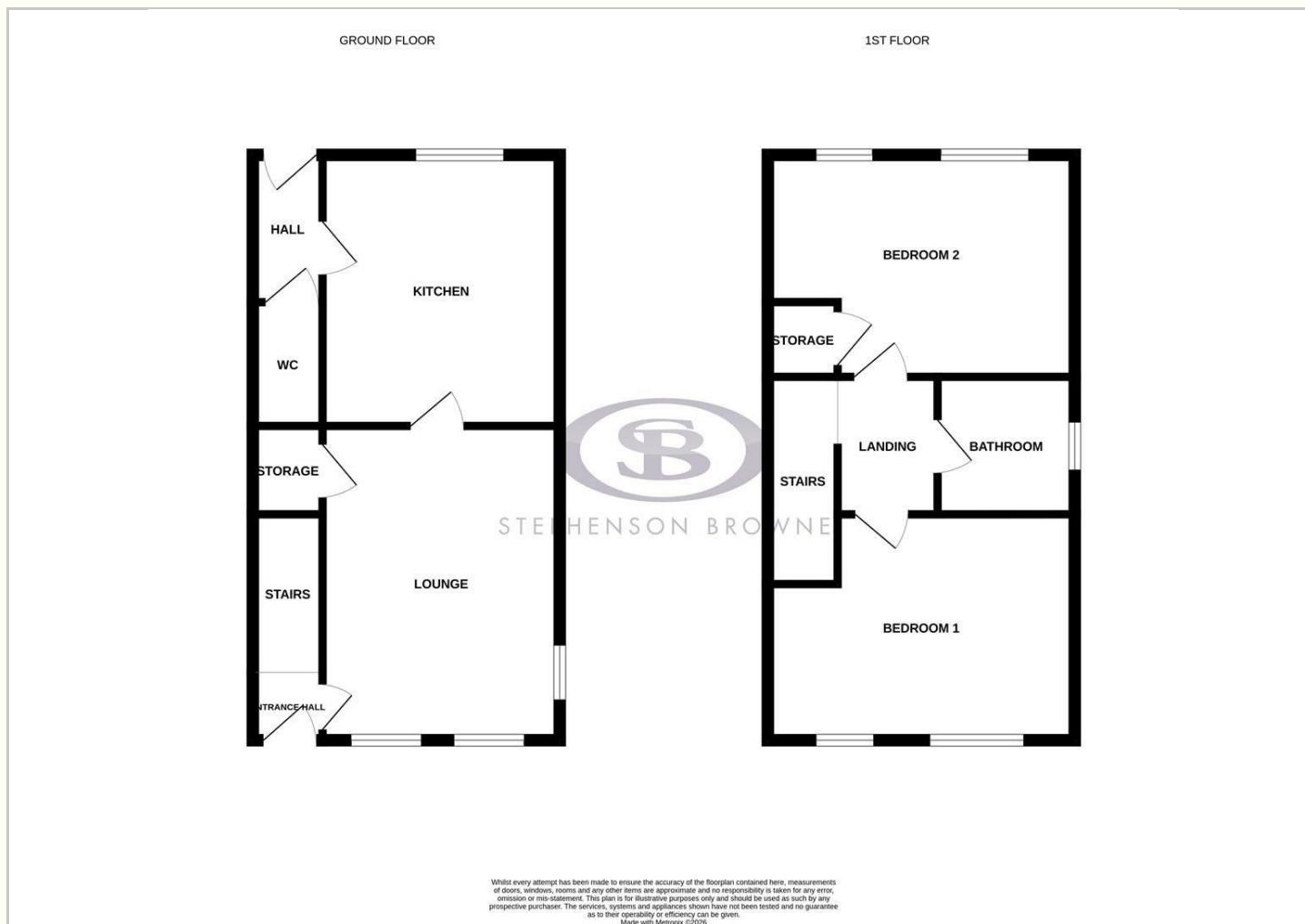
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.





## Floor Plans

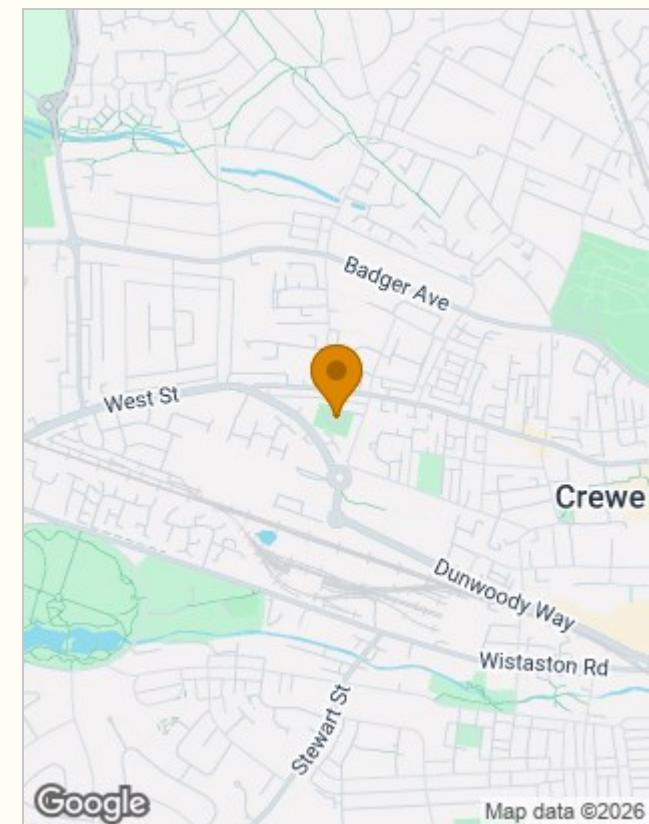


## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references 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 or tenants 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 item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

## Location Map



## Energy Performance Graph

