



Constables
SALES & LETTINGS

Victoria Road

Little Neston, Neston

£1,325 Per Month



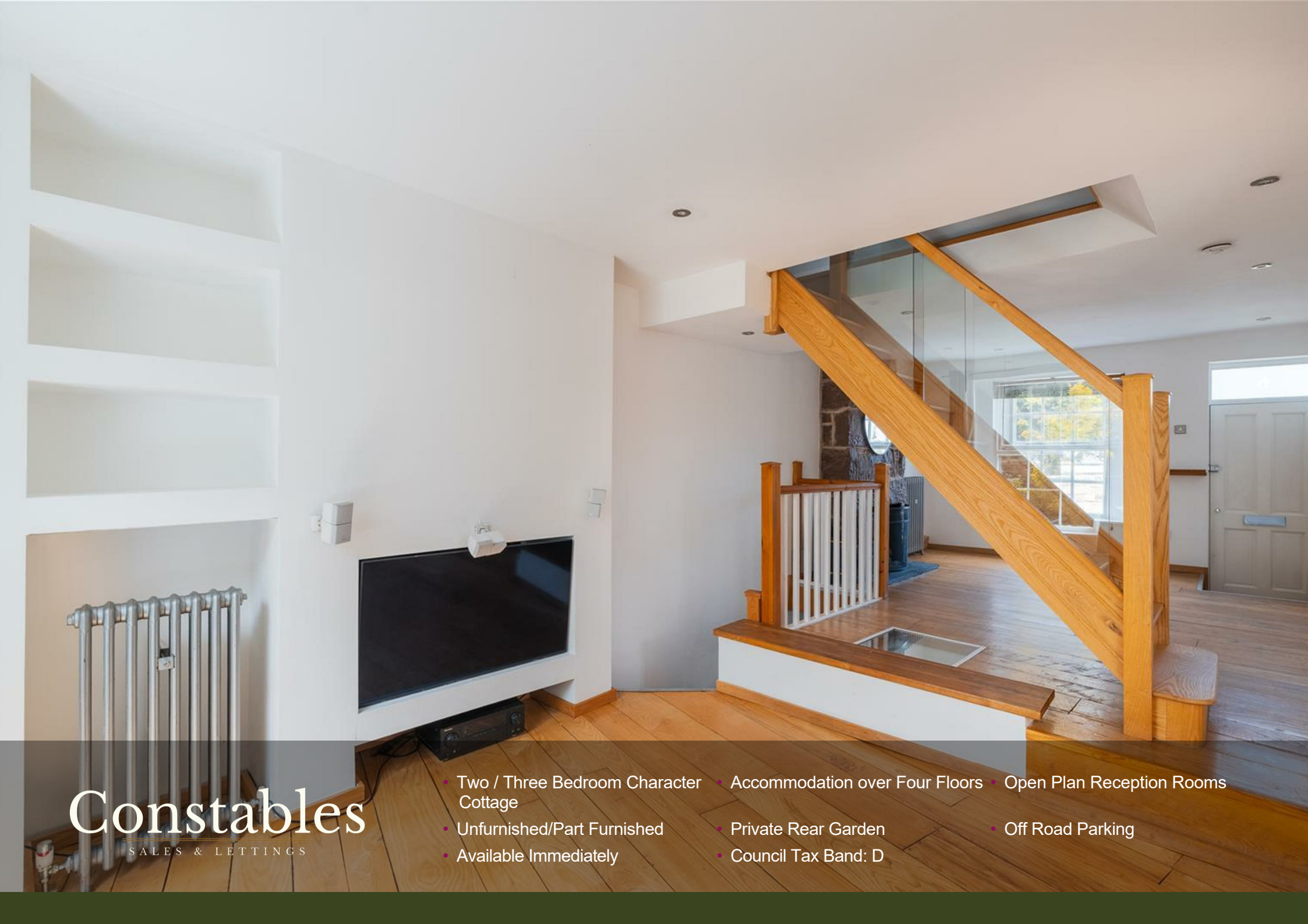
Constables is delighted to offer to let this stunning Grade II listed sandstone property located along a quiet lane in the heart of Little Neston.

The accommodation is over four floors with split level flooring, the property is let unfurnished.

The accommodation comprises; 27ft through lounge with sandstone fireplace and log burning stove. Dining room with bi-fold doors that is open plan to a contemporary kitchen, utility and WC. A staircase leads down to the basement which could be used as a study or third bedroom.

A bespoke ash staircase with glass leads to the first floor where there is the master bedroom and a stylish bathroom and a stairs leads to the top floor where there is an attic bedroom. Outside the property there is an enclosed garden that enjoys a sunny aspect and at the front a driveway provides off road parking.

The village of Little Neston has a range of local shops and a post office. More comprehensive amenities are available in the market town of Neston. The property is also a short distance from the Chester High Road providing access to the motorway network and major commercial centres of the region.



The image shows a bright, modern interior space. On the left, there are built-in white shelves and a silver radiator. A flat-screen TV is mounted on the wall, with a small light fixture above it. To the right, a wooden staircase with a glass balustrade leads up. The floor is made of light-colored wood. In the background, a stone fireplace and a large window are visible. A grey door is on the far right.

Constables

SALES & LETTINGS

- Two / Three Bedroom Character Cottage
- Accommodation over Four Floors
- Open Plan Reception Rooms
- Unfurnished/Part Furnished
- Private Rear Garden
- Off Road Parking
- Available Immediately
- Council Tax Band: D

Ground Floor

Lounge/Sitting Room

27'8" x 11'5" (8.43m x 3.48m)

Kitchen

12'9" x 9'1" (3.91m x 2.77m)

Dining Room

16'9" x 11'3" (5.13m x 3.45m)

Utility

WC

Basement

Bedroom 3/Snug

15'1" x 11'3" (4.62m x 3.43m)

First Floor

Landing

Bedroom 1

11'3" x 10'11" (3.45m x 3.35m)

Bathroom

Second Floor

Bedroom 2

19'3" x 11'1" (5.87m x 3.38m)



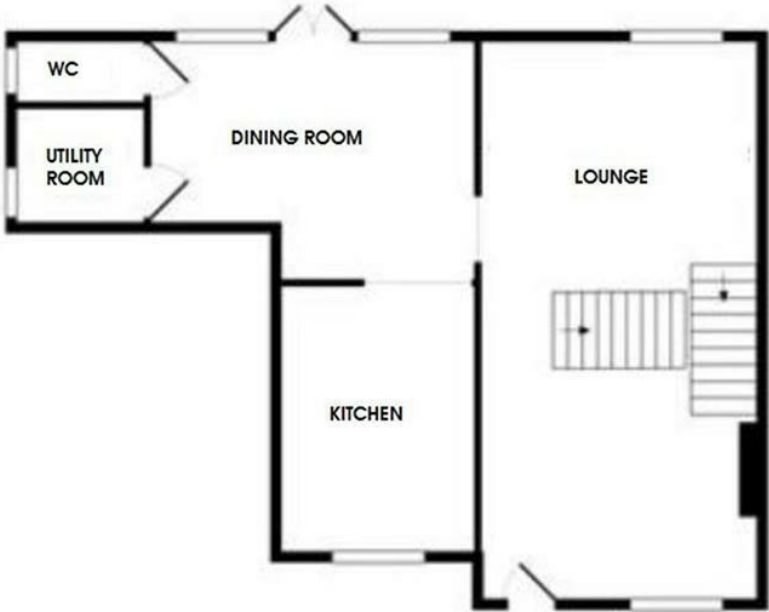


EPC & Floor Plan

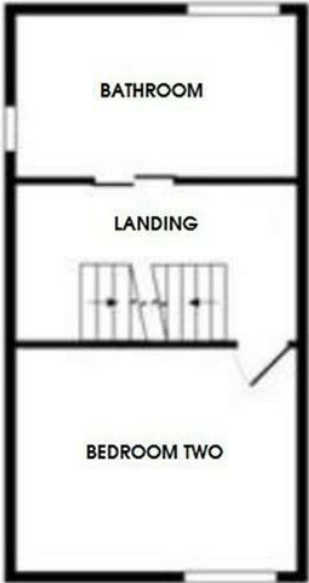
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



LOWER GROUND



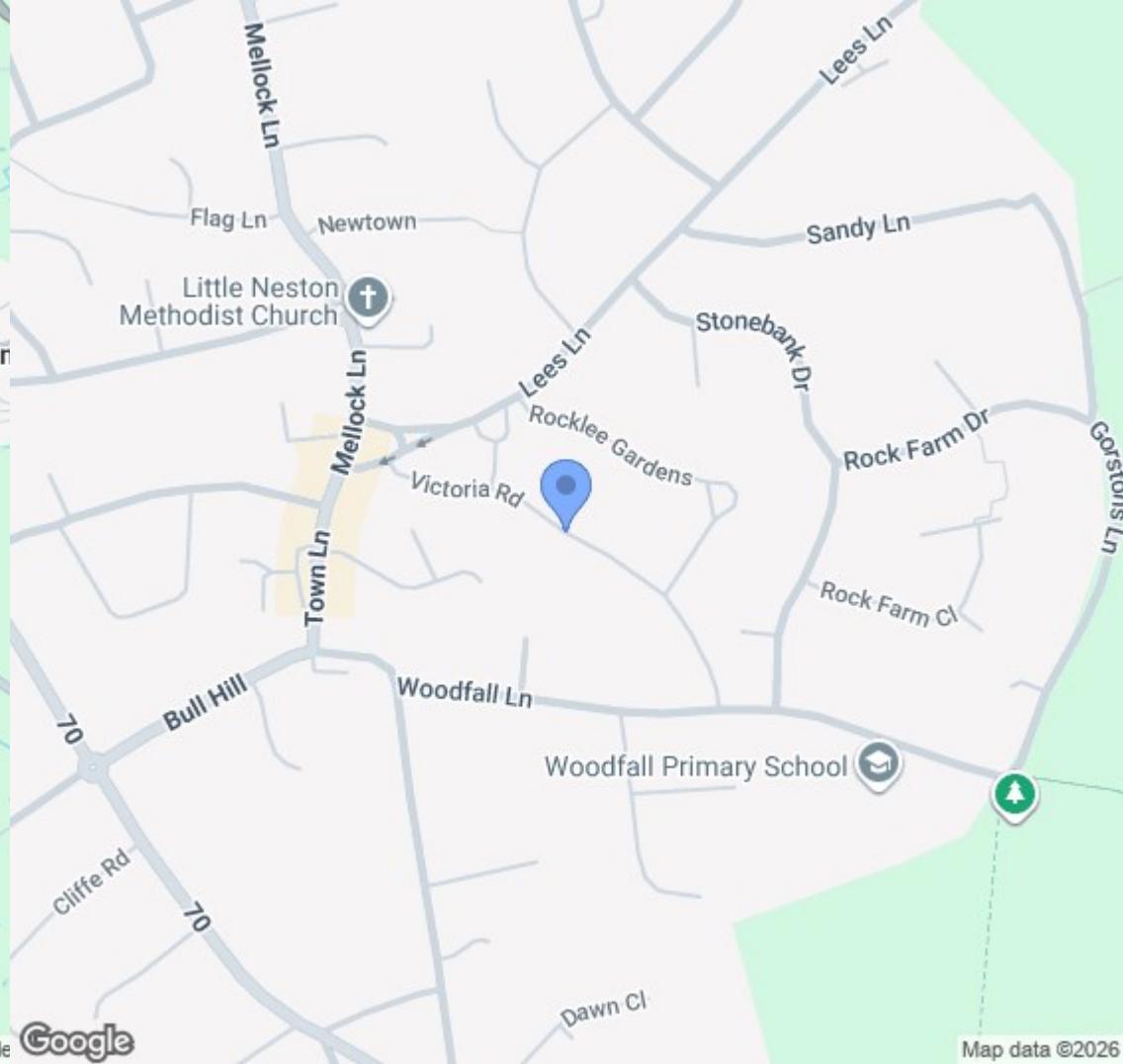
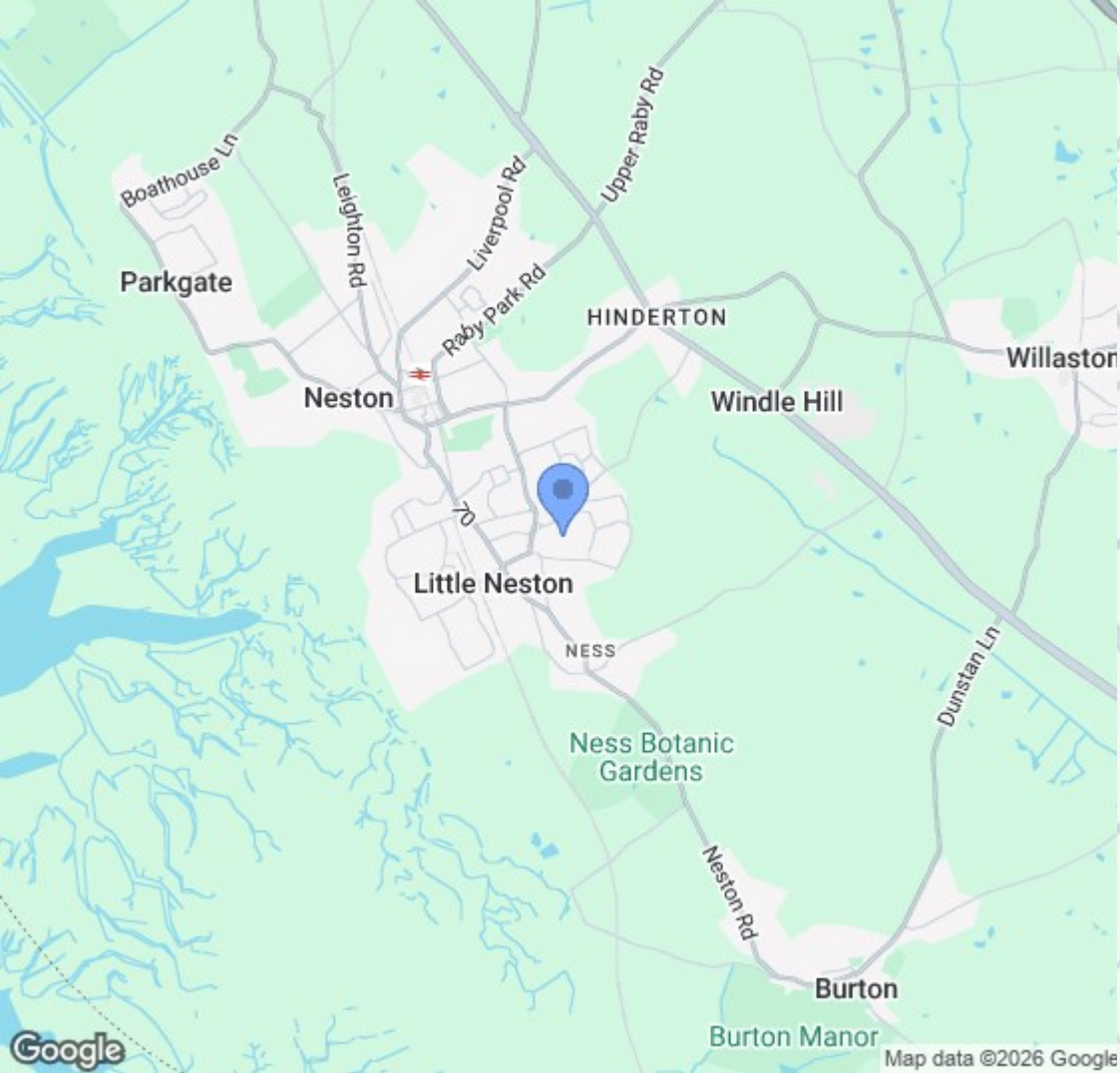
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Location Map

Constables

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