



# 19 Cagney Close

Wainscott ME3 8AY

**Guide Price £325,000**



GUIDE PRICE £325,000 - £350,000

Nestled in the desirable Cagney Close, Wainscott, this beautifully presented two-bedroom terraced house offers a perfect blend of modern living and comfort. Built in 1999, the property has been tastefully decorated throughout, ensuring a welcoming atmosphere from the moment you step inside.

The heart of the home is the spacious lounge diner, which flows effortlessly into the garden, creating an ideal space for relaxation and entertaining. The garden itself serves as a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The high gloss kitchen is a standout feature, providing a contemporary touch that any home chef would appreciate. Additionally, the modern shower room and cloakroom enhance the practicality of the living space.

This property also boasts a front garden, a garage, and parking for two vehicles, making it convenient for residents and guests alike. Located in the sought-after Leigh Road development, you will find a range of amenities within close proximity, including schools, shops, and excellent motorway links, ensuring that everything you need is just a stone's throw away.

With an EPC rating of C and a council tax band of C, this home not only offers style and comfort but also efficiency. This charming terraced house is an excellent opportunity for those seeking a modern lifestyle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Management fees are £200 per annum



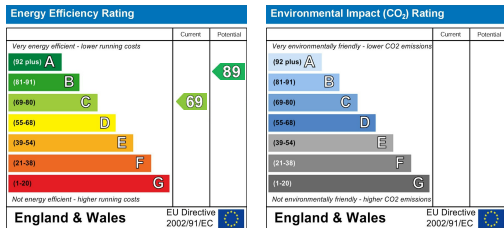
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	<p style="text-align: center;"><b>Floor 1</b> Building 1</p>	<p><b>Approximate total area<sup>(1)</sup></b> 795 ft<sup>2</sup> 73.8 m<sup>2</sup></p> <p><b>Reduced headroom</b> 1 ft<sup>2</sup> 0.1 m<sup>2</sup></p>
<p style="text-align: center;"><b>Ground Floor</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



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