



## 24 Chancel Drive

Wainscott ME3 8FT

**Offers Around £240,000**



NO CHAIN !!!

Nestled in the desirable area of Chancel Drive, Wainscott, this rarely available detached coach house offers a unique opportunity for those seeking a modern and well-maintained home. Built in 2015, this purpose-built flat spans an impressive 689 square feet and boasts a thoughtful layout that maximises space and comfort. The property features two generously sized bedrooms, each providing a peaceful retreat, complemented by two well-appointed bathrooms that ensure convenience for residents and guests alike. The inviting lounge area serves as the perfect space for relaxation or entertaining, while the adjoining kitchen is designed for both functionality and style. One of the standout features of this property is the carport located below, providing secure parking for one vehicle, along with an external storage cupboard for added practicality. The flat is in very good condition, having been meticulously maintained, and presents a blank canvas for you to personalise to your taste. Situated within a modern development, this home is conveniently located near local schools and offers easy access to motorway links, making it ideal for commuters and families alike. With its combination of contemporary living and prime location, this property is a rare find in today's market. Don't miss the chance to make this delightful coach house your new home.

COUNCIL TAX BAND C

Freehold management charge of £254 per annum.



## Area Map



## Floor Plans





Approximate total area<sup>(1)</sup>

566.5 ft<sup>2</sup>  
52.63 m<sup>2</sup>

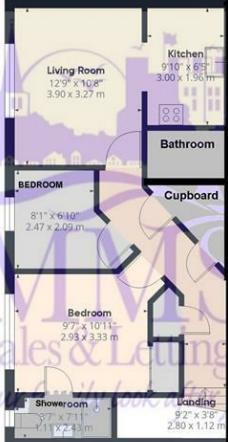
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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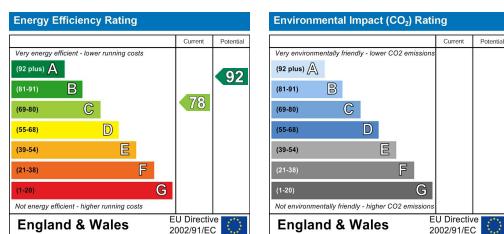
Ground Floor



**Floor 1**



## Energy Efficiency Graph



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