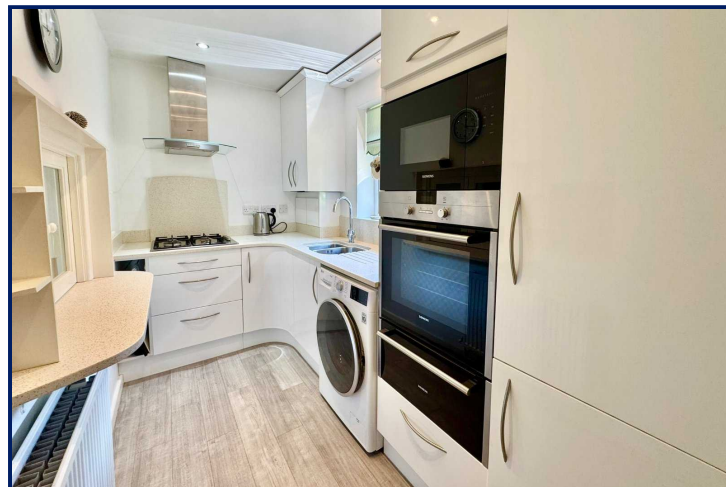
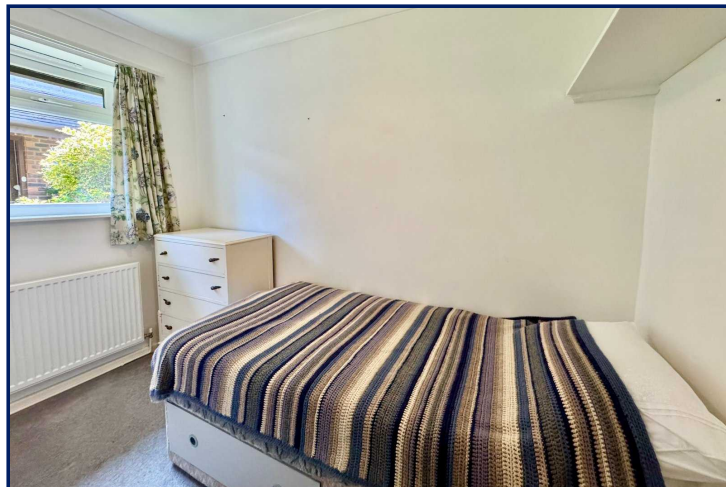




Rectory Close, Nantwich,
Cheshire, CW5

Asking Price: £190,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Rectory Close, Nantwich, Cheshire, CW5
Asking Price: £190,000 Leasehold

Council Tax Band: C
EPC Rating: C

Ideal for those looking to downsize or enjoy a secure lock-up-and-leave lifestyle, this attractive detached retirement bungalow for the over 55s occupies a peaceful and secluded position whilst being just a short stroll from the bustling centre of Nantwich. Offering spacious, well-balanced accommodation and a private garden, the property presents an excellent opportunity to enjoy comfortable single-storey living in one of Cheshire's most desirable market towns.

The accommodation is thoughtfully arranged throughout, beginning with a welcoming entrance hall leading into a bright and spacious living room, providing an ideal place to relax or entertain visiting family and friends. The fitted kitchen offers ample storage and workspace, making it both practical and easy to maintain. There are two well-proportioned bedrooms, each providing comfortable accommodation with space for a range of bedroom furniture, while the bathroom is conveniently positioned to serve the property.

Outside, the bungalow benefits from its own private enclosed garden, creating a peaceful outdoor space to enjoy a morning coffee, summer afternoons or simply relax in the fresh air. The property also benefits from off-road parking, offering additional convenience for both homeowners and visitors.

The location is a particular highlight, being just yards from Nantwich's historic town centre, renowned for its charming independent shops, cafés, restaurants, supermarkets and regular markets. Excellent local amenities, healthcare facilities and public transport links are all within easy reach, making everyday living both convenient and enjoyable. Nantwich Railway Station, together with the nearby A500 and M6 motorway, also provide excellent travel connections for visiting family and friends.

Front

Entrance Hall

Hallway

Kitchen

Living Room

Bedroom One

Bedroom Two

Bathroom

Garden

Parking

Buyers Notes

Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

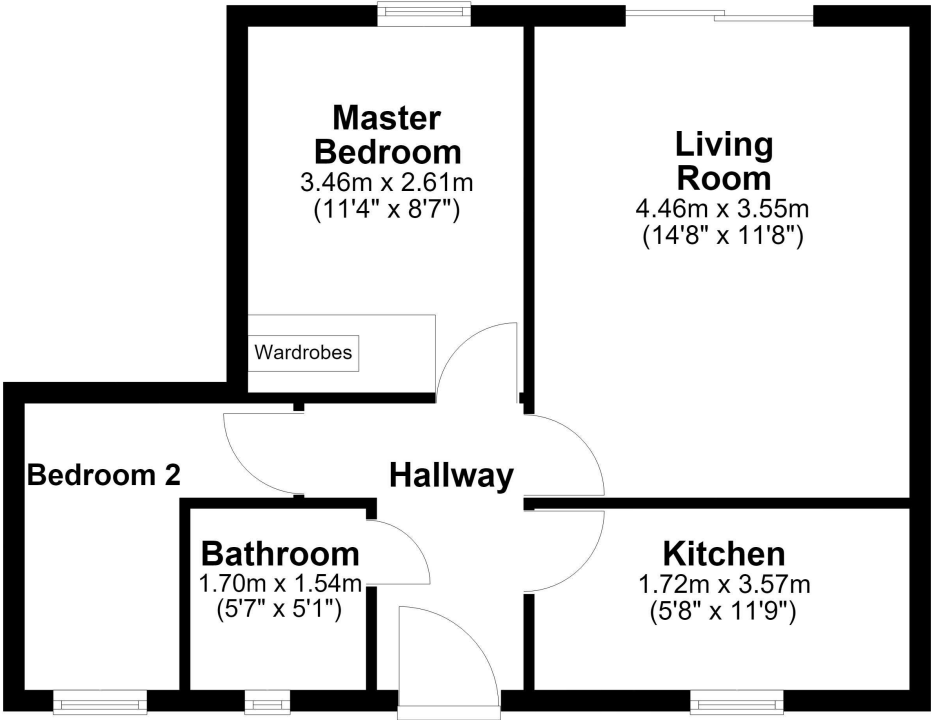
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For full EPC please contact the branch.

Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 45.9 sq. metres (494.4 sq. feet)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)