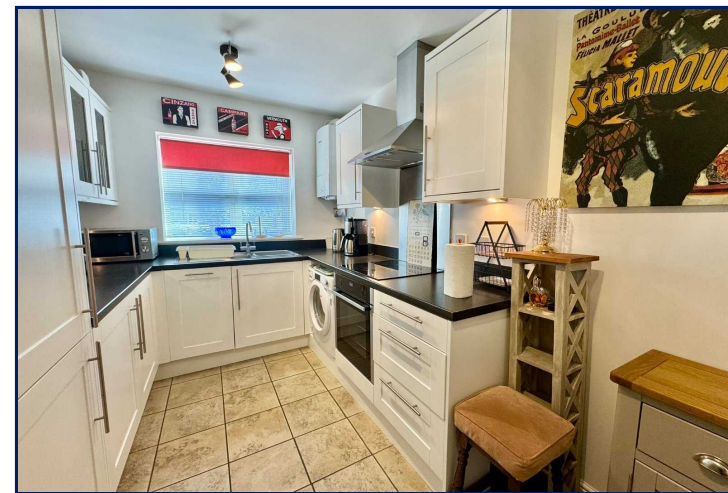
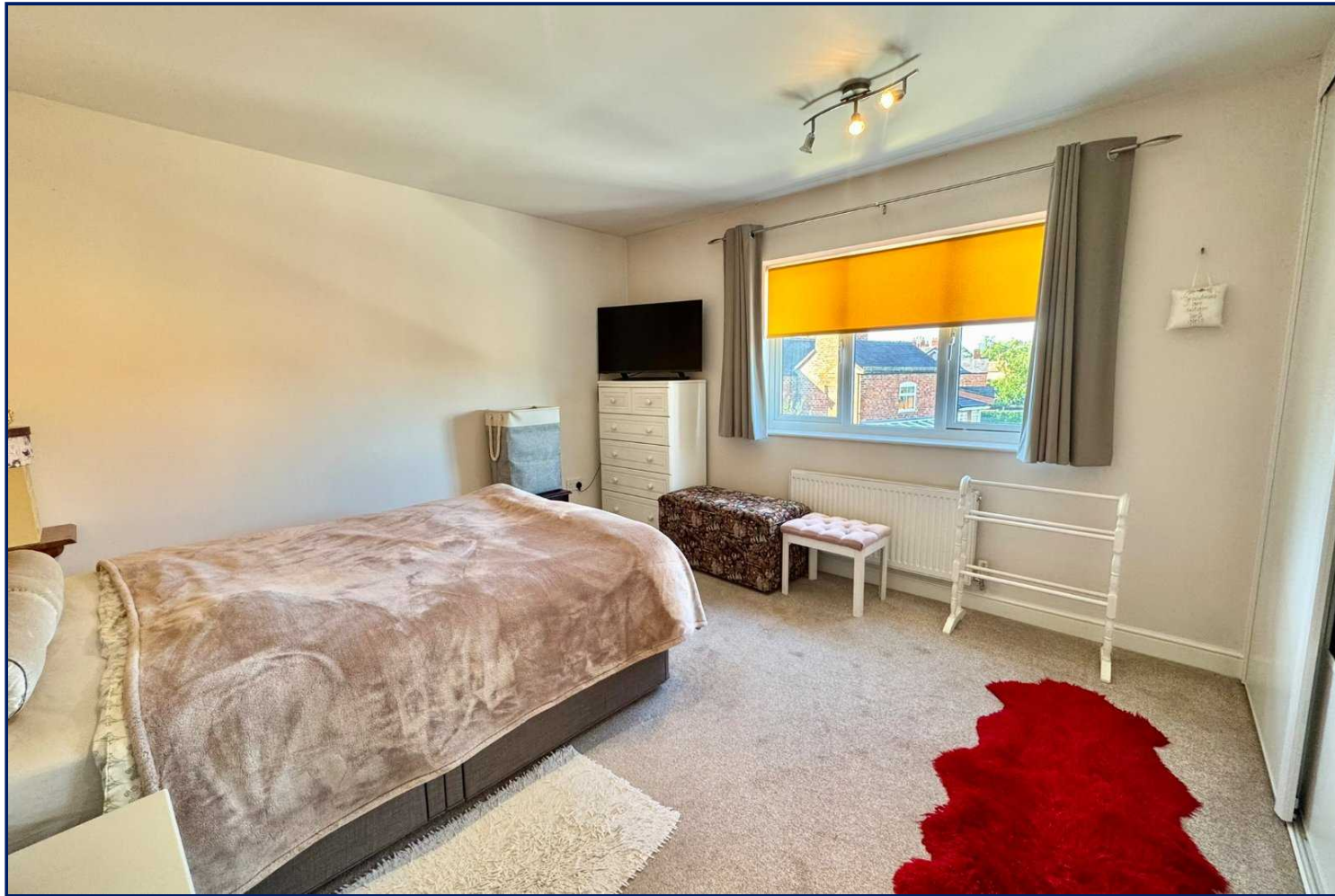




Imperial Court, Nantwich,
Cheshire, CW5

Asking Price: £320,000
Freehold

 **Reeds Rains**

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

Imperial Court, Nantwich, Cheshire, CW5
Asking Price: £320,000 Freehold

Council Tax Band: D
EPC Rating: C

Occupying what is arguably one of the most open and secluded positions within this small, secluded cul-de-sac, this is an exceptionally well presented end-of-row, three-storey home offering a particularly appealing combination of space, convenience and privacy. Set just moments from Nantwich town centre, the property has a driveway providing off-road parking and access to the garage, while the low-maintenance, pebbled rear garden offers a pleasant and notably secluded outdoor space.

The accommodation is arranged over three floors and has been maintained with evident care. The entrance hall leads to a useful cloakroom, well-appointed kitchen and generous living and dining room, opening into a superb conservatory. This additional reception space provides an enjoyable connection with the garden and makes a natural setting for relaxed dining or quieter evenings at home.

The first floor provides two bedrooms and a bathroom, while the entire second floor is dedicated to an impressive principal bedroom suite, complete with its own dressing room and en-suite shower room. This arrangement gives the main bedroom a welcome degree of separation from the rest of the accommodation.

Imperial Court is exceptionally well placed for those wanting town living without sacrificing a sense of seclusion. Nantwich’s historic centre provides independent shops, cafés, restaurants, traditional markets and everyday services, with the River Weaver and Shropshire Union Canal offering attractive walking routes nearby. Nantwich railway station is also approximately one kilometre away, providing useful connections for commuters and wider travel.

Reception Hall

Cloakroom

Kitchen
13'4" x 7'10" (4.06m x 2.4m)

Living Room
14'2" x 11'8" (4.32m x 3.56m)

Conservatory
13'6" x 9'8" (4.11m x 2.95m)

Landing

Bedroom Two
12'4" x 11'8" +wards (3.76m x 3.56m +wards)

Bedroom Three
10'10" x 7'10" (3.3m x 2.4m)

Bathroom

Second Floor

Bedroom One
12'10" x 10'10" (3.9m x 3.3m)

Dressing Room

Ensuite Bathroom

Garden

Driveway and Garage

Buyers Note
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		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For full EPC please contact the branch.

