



3 Essex Road

Chester | | CH2 2LY

Offers In Excess Of £225,000

**MONOPOLY**<sup>®</sup>

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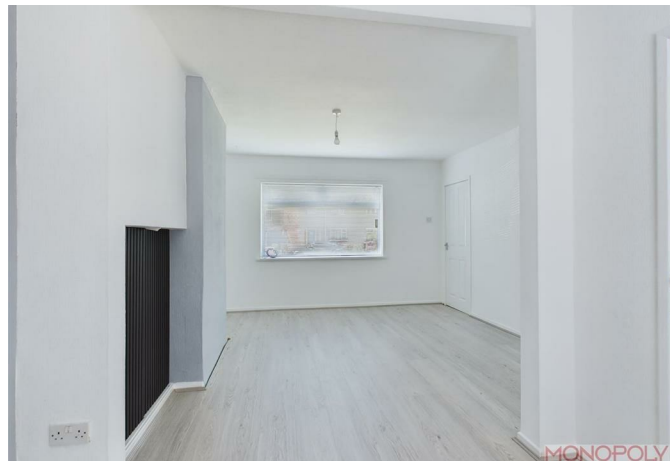
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# 3 Essex Road

Chester | | CH2 2LY

NO CHAIN! Nicely presented 3 bedroom terraced house in a great location. The property benefits from having a recently fitted bathroom (bath panel to be added) and modern kitchen. The property has generous gardens to the front and rear with off road parking on the front, recently improved by the current owner. The property briefly comprises: Lounge/Dining, and Kitchen to the ground floor with 2 Double and a Single bedroom plus Family Bathroom to the first floor. Viewing Highly Recommended.

- 3 Bedroom terrace House
- Located in a popular area of Chester
- New Bathroom and Modern Kitchen
- Off Road Parking on the front driveway
- Front and Rear Gardens.
- Viewing Highly Recommended
- NO CHAIN!



### Hallway

Upvc door opens into the hallway with laminate flooring, doors to the kitchen and lounge, stairs to the first floor.

### Lounge/Diner

20'5" x 12'3"10" max (6.24 x 3.77 max)

Lovely large light living room with windows to either end overlooking the front and rear gardens.

### Kitchen

9'6" x 7'4" (2.91 x 2.25)

Modern kitchen with range of white wall and base units. Stainless steel sink and drainer beneath the window overlooking the garden. Built in oven and gas hob with space for the washing machine and fridge. Tiled flooring, doors to the lounge and dining area of the reception room. External door to the garden.

### Bedroom 1

12'2" x 9'10" min to wardrobes (3.73 x 3.02 min to wardrobes)

Large bedroom with range of mirrored wardrobes, window to the rear, carpeted flooring.

### Bedroom 2

10'2" x 10'0" (3.12 x 3.05)

Double bedroom, with window to the front elevation, built in cupboard, carpeted flooring.

### Bedroom 3

10'5" x 7'3" (3.18 x 2.23)

Single bedroom, window to the front elevation, carpeted flooring.

### Bathroom

7'9" x 5'4" (2.38 x 1.64)

NEWLY RENOVATED BATHROOM WITH White bathroom suite comprising: Bath with shower over, toilet and wash hand basin, cushion flooring. Chrome ladder towel radiator. BATH PANEL WILL BE ADDED. Two windows to the front elevation, tiled wall.

### Front garden and driveway

Gates open onto the front garden with slabbed areas for parking, lawn, hedge to one side and fence to the other.

### Rear Garden

Patio area adjacent to the house with lawn beyond. Brick store with two areas. Timber fencing to boundaries

### Additional Information

Gas central heating...48/83 EPC...Upvc windows and doors...

### KEY FACTS FOR BUYERS

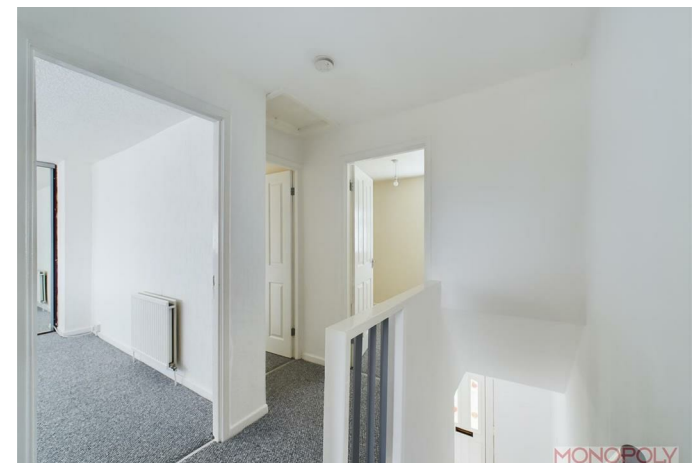
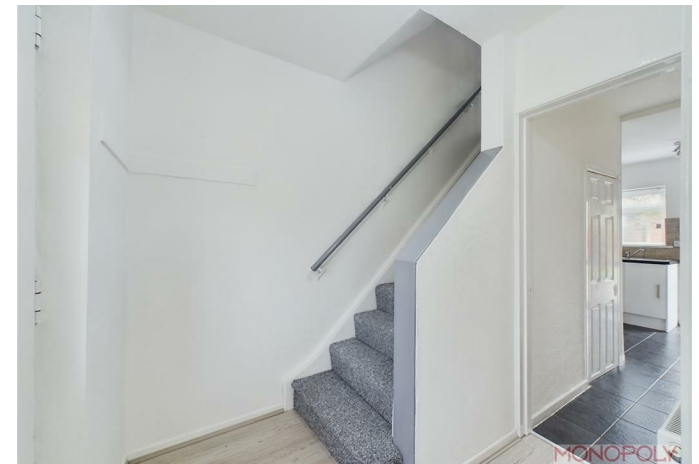
For more information on the property please see the key facts for buyers report which you can find in weblinks and/or the virtual tour link or copy and paste the following: <https://sprift.com/dashboard/property-report/3-essex-road-chester-ch2-2ly/3596378>

### IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





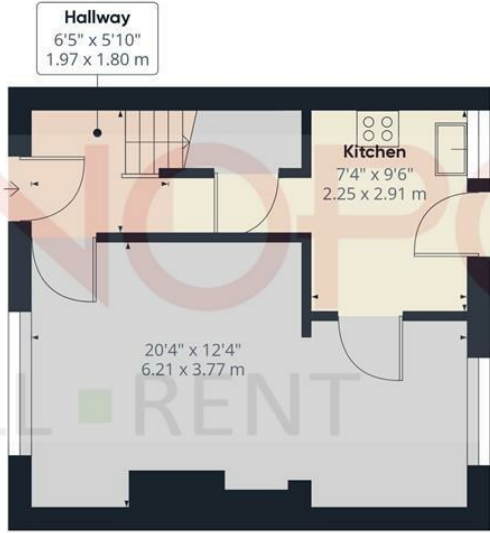
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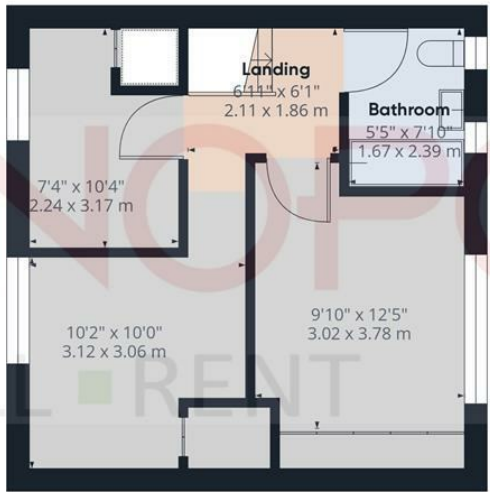
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Ground Floor



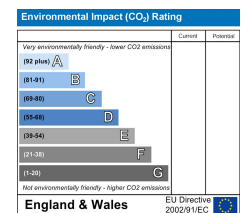
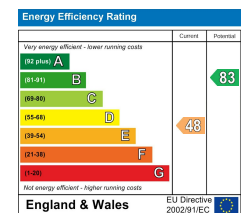
Floor 1

Approximate total area<sup>(1)</sup>  
751.65 ft<sup>2</sup>  
69.83 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.

GIRAFFE360





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