



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,656 sq.ft.
EXCLUDED AREAS : GARAGE 219 sq.ft. SHED 29 sq.ft. VERANDA 326 sq.ft.
TOTAL : 1,656 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
59	81
England & Wales	EU Directive 2002/91/EC

ESTATE AGENTS

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2 Kingsley Gardens
Great Boughton, Chester,
CH3 5RL

£550,000

* LARGE DETACHED BUNGALOW SET ON A GENEROUS SIZED PLOT WITH AN 'IN-AND-OUT' DRIVEWAY & DOUBLE GARAGE. An individually designed three bedroom detached bungalow occupying a secluded position, which is approached via a private road from Becketts Lane in Boughton. The accommodation briefly comprises: porch with exposed brickwork, reception hallway with built-in double cupboard, large living room with feature inglenook style fireplace and patio doors to outside, open-plan kitchen/dining area with access to a spacious utility room, bedroom one with study/sitting area and inter-connecting bathroom, bedroom two, bedroom three/dining room and shower room. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is an 'in-and-out' driveway at the front with a detached double garage. There are side and rear gardens laid to lawn with mature shrubbery, flagged patio areas, and decorative stone. The gardens enjoy a good degree of privacy and are fully enclosed. If you are looking for a detached bungalow, in a convenient location close to a wide range of amenities, then we would strongly urge you to view.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



LOCATION

The property is located along a private road conveniently located off Becketts Lane in the popular suburb of Boughton. Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:**PORCH**

1.85m x 1.37m (6'1" x 4'6")

UPVC entrance door with double glazed leaded inserts and matching side panel, wooden panelled ceiling with ceiling light point, exposed brickwork and woodblock flooring. Glazed door with glazed side panel to the reception hall.

RECEPTION HALL

Coved ceiling with two ceiling light points, wall light point, burglar alarm control pad, BT Openreach master socket, single radiator with thermostat, and built-in double storage cupboard with hanging space and shelving. Doors to living room, dining kitchen, bedroom one, bedroom two, bedroom three/dining room, shower room.

LIVING ROOM

6.30m x 4.90m max (20'8" x 16'1" max)



Large living room featuring an inglenook style fireplace with wooden beam and 'living flame' coal-effect gas fire with marble insert and hearth and fireplace surround, two UPVC double glazed windows to the rear, two wall light points, coved ceiling with ceiling light point, double radiator with thermostat, and double glazed sliding patio doors to rear garden.

DOUBLE GARAGE

5.94m x 5.28m (19'6" x 17'4")



With an up and over garage door, fluorescent strip lighting, useful roof storage area, UPVC double glazed window and UPVC double glazed side personal door.

DIRECTIONS

Proceed out of the City through Boughton and at Bill Smith's Motorcycle Showroom turn right and immediately left onto Christleton Road. Continue past the parade of shops and turn right at the Peacock Public House into Heath Lane. Follow Heath Lane, past the Boughton Medical Centre, and at the crossroads turn left into Becketts Lane. After some distance turn right into Kingsley Gardens. Follow the road around to the right and the property will be found on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

* The property is on water rates.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



paved courtyard area enclosed by brick walling and wooden fencing enjoying patio doors from the living room and dining kitchen.



REAR GARDEN



To the rear there is a flagged terrace and further lawned area with mature shrubbery, trees, and small shed There is also a

DINING KITCHEN

7.01m x 3.18m (23' x 10'5")



KITCHEN AREA



Fitted with a modern range of base and wall level units incorporating drawers, cupboards, display shelving and a glazed cabinet with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Freestanding Range Master dual-fuel range style cooker with five-ring gas hob, electric hot plate, double oven, grill and pan-drawer with chimney style extractor above. Matching island unit with double storage cupboard and laminate worktop incorporating a small breakfast bar. Coved ceiling, ceiling light point, UPVC double glazed window overlooking the rear, and tiled floor. Door to utility room and open-plan to dining area.

DINING AREA

Coved ceiling, ceiling light point, double radiator with

thermostat, woodblock parquet flooring, and double glazed sliding patio doors to the rear garden.

UTILITY ROOM

3.02m x 3.00m (9'11" x 9'10")



Fitted with a range of base units with laminated granite effect worktops. Inset single bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Plumbing and space for washing machine, space for tumble dryer, space for tall fridge and freezer, tiled floor, ceiling light point, access to loft space, wall cupboard housing the electrical consumer board, wall mounted Worcester Greenstar 42CDI combination gas fired central heating boiler, two UPVC double glazed windows overlooking the front and side,

BEDROOM ONE

5.00m x 3.18m (16'5" x 10'5")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, double radiator with thermostat.

Opening to study/sitting room. Fitted with a comprehensive range of bedroom furniture incorporating wardrobes, bedside units with shelving and storage cupboards above and freestanding storage cupboards and dressing table.

ladder style towel radiator, fitted wall mirror with glass shelving, electric shaver point, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

STUDY/SITTING ROOM

4.88m x 2.24m (16' x 74")



Coved ceiling with ceiling light point, double radiator with thermostat, TV aerial point, and UPVC double glazed French doors to the rear garden. Door to the inter-connecting bathroom.

BEDROOM TWO

3.07m x 3.02m (10'1" x 9'11")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and single radiator with thermostat. Door to interconnecting bathroom.

BEDROOM THREE/DINING ROOM

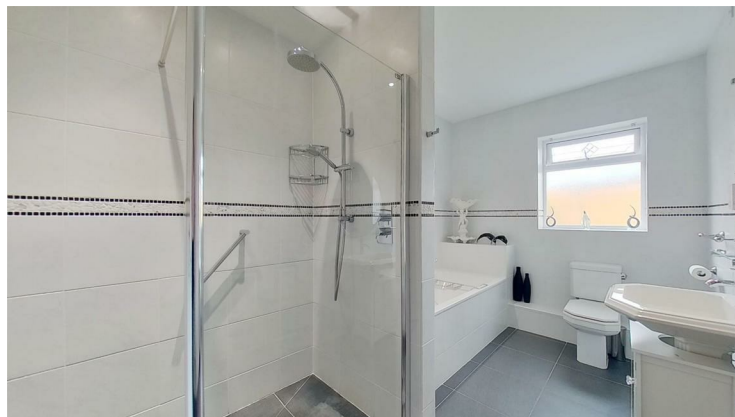
3.84m x 3.02m (12'7" x 9'11")



UPVC double glazed window overlooking the front, coved ceiling with moulded ceiling rose and light point, and single radiator with thermostat.

INTER-CONNECTING BATHROOM

3.71m x 2.18m (12'2" x 72")



Well appointed and briefly comprising: bath with tiled side panel, mixer tap and extendable shower attachment; low level dual-flush WC; pedestal wash hand basin with mixer tap; and walk-in wet shower with canopy style rain shower head, extendable shower attachment and glazed shower screen. Fully tiled walls with decorative border tile, tiled floor,

SHOWER ROOM

2.06m x 1.68m (6'9" x 5'6")



White suite comprising: shower cubicle with wet boarding, thermostatic shower and curved glazed sliding doors; pedestal wash hand basin; and low level WC. Tiled walls, illuminated wall mirror, glass shelf, chrome ladder style towel radiator, tiled floor, recessed ceiling spotlight with extractor, and UPVC double glazed window with obscured glass.

OUTSIDE



The property is located along a private road off Becketts Lane in Boughton. To the front there is an 'in-and-out' tarmac and block paved driveway flanked by crushed slate borders well stocked with specimen shrubs and small trees. There is also a detached brick built garage with tarmac driveway, Outside water tap and external double power point.

'IN-AND-OUT' DRIVEWAY



SIDE GARDEN



To the side there is a large square shaped lawn with stocked borders, a decorative stone area and a flagged pathway. External gas and electricity meter cupboards.