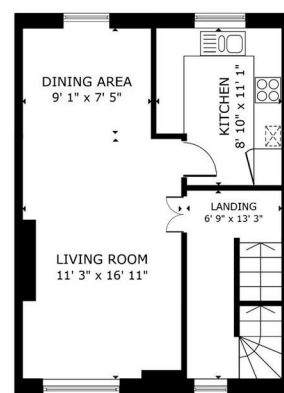
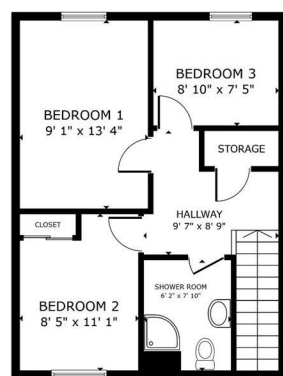


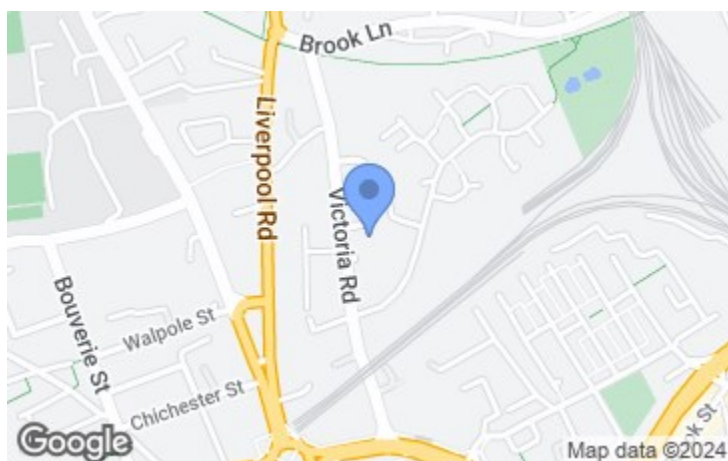
GROUND FLOOR  
GROSS INTERNAL AREA  
GROUND FLOOR 464 sq ft, FLOOR 1 459 sq ft, FLOOR 2 451 sq ft,  
TOTAL - 1,374 sq ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1  
GROSS INTERNAL AREA  
GROUND FLOOR 464 sq ft, FLOOR 1 459 sq ft, FLOOR 2 451 sq ft,  
TOTAL - 1,374 sq ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2  
GROSS INTERNAL AREA  
GROUND FLOOR 464 sq ft, FLOOR 1 459 sq ft, FLOOR 2 451 sq ft,  
TOTAL - 1,374 sq ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

# Cavendish

## ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## 81 Duchess Place

Chester,  
CH2 2JL

Offers Over  
£325,000

\* THREE STOREY TOWNHOUSE \* CLOSE TO CITY CENTRE \* 4 BEDROOMS & HOME OFFICE/STUDY. A modern four bedroom townhouse forming part of a popular development along Victoria Road conveniently situated within walking distance of the city centre and within easy reach for staff at the Countess of Chester Hospital and University of Chester. The accommodation, which is flexibly arranged over three floors, briefly comprises: open porch with integral store, entrance hall, study with French doors to the rear garden, utility room, bedroom four with double glazed bay window, shower room, first floor landing, dual-aspect living room/dining area, fitted kitchen with integrated cooking appliances and fridge/freezer, second floor landing with built-in airing cupboard, bedroom one, bedroom two, bedroom three and shower room. The property benefits from gas fired central heating and has UPVC double glazed windows. Externally there is a paved area at the front and tarmac driveway parking. To the rear there is an easy to maintain garden with an Indian stone flagged patio, crushed slate, summer house and garden shed.

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 Estate Agents Ltd.



## LOCATION



The location is within a short distance of Chester City Centre with its excellent shopping and leisure facilities. The Northgate Arena Leisure centre and University of Chester are also close by. Easy access is available to the neighbouring centres via the ring road which leads to the M53 and the motorway network together with the A55 North Wales Trunk Road. The property is approximately ten minutes walk from Chester's main railway station and there is a convenient rail link to Liverpool from the nearby Bache station.

## THE ACCOMMODATION COMPRISES:

## PORCH

Open porch with outside lantern style light and integral store with electric meter cupboard. Door with double glazed insert and UPVC double glazed side window to the entrance hall.

## ENTRANCE HALL



Coved ceiling with recessed LED ceiling spotlights, mains connected smoke alarm, single radiator with thermostat, thermostatic heating controls, laminate wood strip flooring, and spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the home office/study, utility room, bedroom four, and downstairs shower room.

## HOME OFFICE/STUDY

3.51m x 2.46m (11'6" x 8'1")



UPVC double glazed French doors to the rear garden, coved ceiling, ceiling light point, and laminate wood strip flooring.

## UTILITY ROOM

2.46m x 1.68m (8'1" x 5'6")



Fitted double base unit with laminated wood effect worktop and inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Two wall cupboards, wall tiling to work surface areas, plumbing and space for washing machine, space for freezer, ceiling light point, extractor, single radiator with thermostat, laminate wood strip flooring, and UPVC double glazed window and part-glazed door to outside.

## BEDROOM FOUR

5.00m x 2.46m (16'5" x 8'1")



UPVC double glazed bay window with a deep display windowsill overlooking the front, ceiling light point, and double radiator with thermostat.

## DOWNSTAIRS SHOWER ROOM

1.55m x 1.50m plus shower (5'1" x 4'11" plus shower)



White suite comprising: tiled shower enclosure with Aqualisa thermostatic mixer shower and folding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, vinyl tile effect flooring, ceiling light point, electric shaver point, fitted wall mirror, and extractor.

## FIRST FLOOR LANDING



Recessed LED ceiling spotlights, mains connected smoke alarm, single radiator with thermostat, laminate wood strip flooring, UPVC double glazed window overlooking the front, and spindled staircase to the second floor. Double opening doors to the living room/dining area.

## LIVING ROOM/DINING AREA

7.14m x 3.35m narrowing to 2.74m (23'5" x 10'11" narrowing to 8'11")

## LIVING AREA



UPVC double glazed window overlooking the front, single radiator with thermostat, TV aerial point, telephone point, coved ceiling, ceiling light point, and laminate wood strip flooring which continues through to the dining area.

## DINING AREA



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator with thermostat. Door to kitchen.

## KITCHEN

3.15m x 2.46m (10'4" x 8'1")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed cabinets with laminate granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer

with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring Zanussi gas hob with extractor above and built-in Zanussi electric fan assisted oven and grill. Integrated fridge/freezer and plumbing and space for slimline dishwasher, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, central heating and hot water controls, single radiator with thermostat, ceiling light point, laminate wood strip flooring and UPVC double glazed window overlooking the rear.

## SECOND FLOOR LANDING

Spindled balustrade, mains connected smoke alarm, recessed LED ceiling spotlights, and access to boarded loft space with retractable aluminium ladder, light point and fitted shelving. Doors to bedroom one, bedroom two, bedroom three, shower room and airing cupboard.

## BEDROOM ONE

3.94m x 2.67m (12'11" x 8'9")



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

## BEDROOM TWO

4.11m x 2.34m (13'6" x 7'8")



UPVC double glazed window overlooking the front, full height fitted wardrobe with two sliding mirrored doors having hanging space and shelving, ceiling light point, and single radiator with thermostat.

## BEDROOM THREE

2.59m x 2.34m (8'6" x 7'8")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, fitted double wardrobe and dressing table.

## SHOWER ROOM

2.21m x 1.78m plus recess (7'3" x 5'10" plus recess)



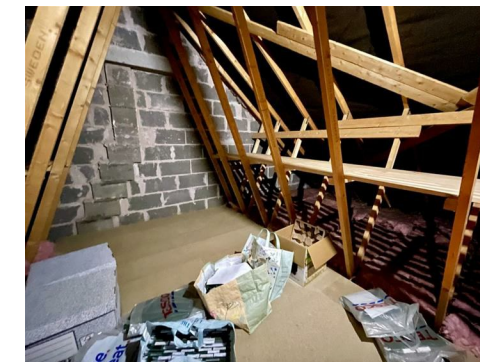
White suite comprising: shower enclosure with wet boarding and curved glazed sliding doors; low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Illuminated wall mirror, chrome towel rail, two fitted glass shelves, tiled shelf, vinyl flooring, ceiling light point, extractor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass,

## AIRING CUPBOARD

1.55m x 0.74m (5'1" x 2'5")

With hot water cylinder and immersion heater and slatted shelf.

## LOFT



Insulated loft, part-boarded, with useful shelves installed for storage and research boxes.

## OUTSIDE FRONT

To the front of the property there is an easy to maintain paved area and tarmac driveway with parking for three cars. External gas meter cupboard.

## OUTSIDE REAR



To the rear the garden has been attractively landscaped and designed for ease of maintenance with an Indian stone flagged patio and crushed slate being enclosed by wooden fencing. Timber built garden shed, summer house, outside sensor light, outside water tap and outside irrigation taps. Pedestrian access is available to the rear.

## DIRECTIONS

From the centre of Chester proceed out of the City along the inner ring road to the Fountains roundabout and continue straight on into St Oswald's Way. After a short distance take the turning left into Victoria Road, passing the Northgate Arena Leisure Centre. Then take the turning right after Northgate Avenue into Duchess Place. The property will then be found on the right hand side.

## TENURE

\* Tenure - Freehold, purchaser should verify this with their solicitor.

## COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester County Council

## AGENTS' NOTES

\* Services - mains gas, electricity, water and drainage are connected.  
 \* The property is on a water meter.  
 \* The cold water stop tap is located in the cupboard under the sink in the utility room.  
 \* There are taps in the garden for a water irrigation system.  
 \* The gas hob and electric oven were installed in 2018 and the integrated fridge/freezer was installed in 2019.  
 \* The gas central heating boiler has been regularly serviced.  
 \* There is a smart meter for the gas and electric provided by Octopus Energy.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## 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