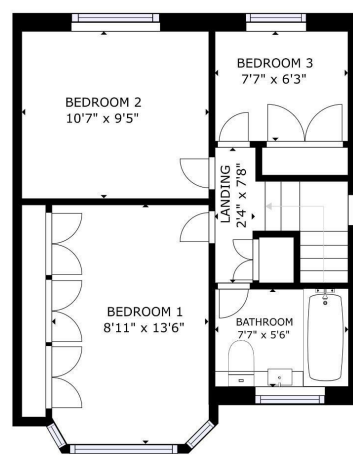


Matterport



Matterport



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	
59	77
England & Wales	
EU Directive 2002/91/EC	

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

## 7 Kings Close

Chester,  
CH4 7PB

£250,000

\* CUL DE SAC POSITION \* SOUTH WESTERLY FACING REAR GARDEN \* BLOCK PAVED DRIVEWAY & SINGLE GARAGE. A well presented three bedroom bay fronted semi detached house forming part of an established residential area conveniently situated just off Lache Lane within easy reach of the city centre. The accommodation, which has recently been improved both internally and externally, briefly comprises: entrance hall, living room with bay window overlooking the front, dining kitchen with French doors to outside, landing with built-in storage cupboard, bedroom one with bay window and fitted wardrobes, bedroom two, bedroom three with fitted wardrobes and a well appointed bathroom. There is also a useful boarded loft area with two velux roof lights, power and light. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combi boiler. Externally there is a block paved driveway at the front which extends to the side and leads to a single garage. To the rear the garden has been professionally landscaped and designed for ease of maintenance with artificial lawn and wooden sleeper edging and Indian stone flagged patio areas. The garden is fully enclosed by wooden fencing and conifer hedging and enjoys a south westerly aspect.

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 property is located in a popular residential area, just off Lache Lane. Local amenities include a parade of shops in Westminster Park. The city centre is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, a Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

**THE ACCOMMODATION COMPRISES:**

**PORCH**



Canopy porch with contemporary outside light. Double glazed composite entrance door with UPVC double glazed side panel to the entrance hall.

**ENTRANCE HALL**

3.43m x 1.78m (11'3" x 5'10")



Ceiling light point, mains connected smoke alarm, single radiator, laminate flooring, cupboard housing the electric meter and electrical consumer board, and spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the living room and kitchen/dining area.

**LIVING ROOM**

3.99m into bay x 3.53m (13'11" into bay x 11'7")



UPVC double glazed bay window overlooking the front, ceiling light point, single radiator with thermostat, and chimney breast with provision for wall mounted flat screen television. Opening to dining kitchen.

**DINING KITCHEN**

5.46m x 2.39m (17'11" x 7'10")



Fitted with a modern range of contrasting grey and white high gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset single bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring Hotpoint gas hob with stainless steel splashback, Hotpoint extractor above, and built-in Hotpoint electric double oven and grill. Plumbing and space for washing machine, integrated dishwasher, space for tall fridge/freezer, recessed LED ceiling spotlights, laminate flooring, central heating and hot water controls, cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, single radiator with thermostat, UPVC double glazed window overlooking the rear garden, space for dining table and chairs, UPVC double glazed double opening French doors to the rear garden.



**LANDING**



Ceiling light point, mains connected smoke alarm, UPVC double glazed window with obscured glass on the half landing, built-in storage cupboard with shelving, and access to loft space with retractable aluminium ladder. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**

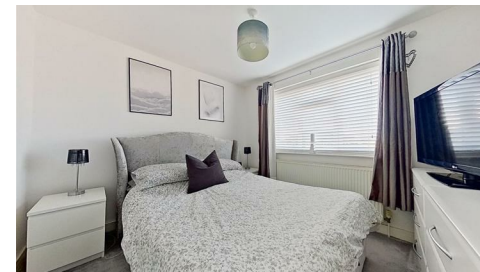
3.81m into bay x 3.10m into wardrobes (12'6" into bay x 10'2" into wardrobes)



Fitted with a modern range of full height fitted wardrobes to the length of one wall, UPVC double glazed bay window overlooking the front, ceiling light point, and single radiator with thermostat.

**BEDROOM TWO**

3.10m x 2.77m (10'2" x 9'1")



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

**BEDROOM THREE**

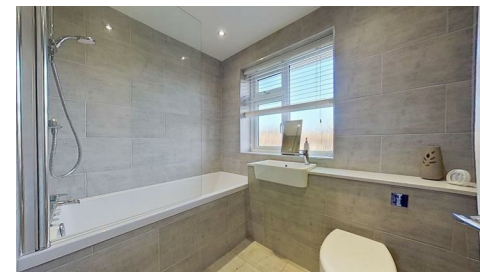
2.31m x 1.88m to front of wardrobe (7'7" x 6'2" to front of wardrobe)



UPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, and fitted triple wardrobe with hanging space and shelving.

**BATHROOM**

2.29m x 1.63m (7'6" x 5'4")



Well appointed and recently refitted suite in white with chrome style fittings comprising: bath with tiled side panel, mixer tap, wall mounted mixer shower over and glazed shower screen; quartz worktop with semi-inset wash hand basin and mixer tap; and low level dual-flush WC with

concealed cistern. Fully tiled walls, tiled floor, contemporary tall radiator, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

**LOFT SPACE**

The loft area has been boarded with a light point, power and two double glazed Velux roof lights.

**OUTSIDE FRONT**

The property forms part of a small cul de sac. To the front there is a block paved driveway which extends to the side and leads to a single garage. Contemporary outside light, integral store and external gas meter cupboard. A wooden gate between the house and the garage provides access to the rear garden.

**GARAGE**

4.72m x 2.44m (15'6" x 8')



Double opening wooden doors, strip light, power, and side personal door.

**OUTSIDE REAR**

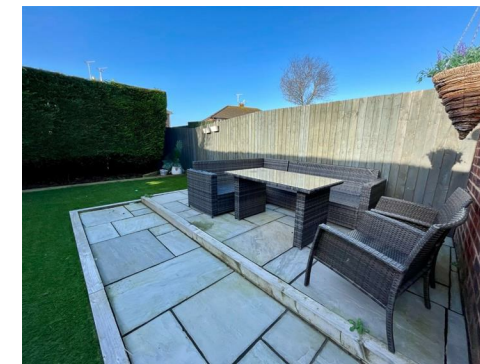


To the rear the garden has been professionally landscaped and designed for ease of maintenance with artificial lawn and wooden sleeper edging, Indian stone paved patio areas and pathway, being enclosed by wooden fencing and established conifer hedging. Outside water tap, outside sensor spotlights, exterior lighting, and exterior double power point.



scale.

PS/PMW



**DIRECTIONS**

From Chester City centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fourth turning right into Clifford Drive. Follow Clifford Drive and at the green turn right into Kings Close. The property will then be found after a short distance on the left hand side.

**TENURE**

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

**COUNCIL TAX**

\* Council Tax Band B - Cheshire West & Chester Council.

**AGENTS NOTES**

\* The property is on a water meter.  
\* Mains electricity, gas, water and drainage are connected.  
\* There is a smart meter for the gas and electric provided by Scottish Power.  
\* The property has recently been subject to a scheme of modernisation and improvement. In 2018 the property was rewired, re-plastered, redecorated, new UPVC double glazed windows and double glazed doors were installed. A new kitchen and bathroom were also fitted. In 2020 the rear garden was professionally landscaped and in 2022 the driveway was block paved.

**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