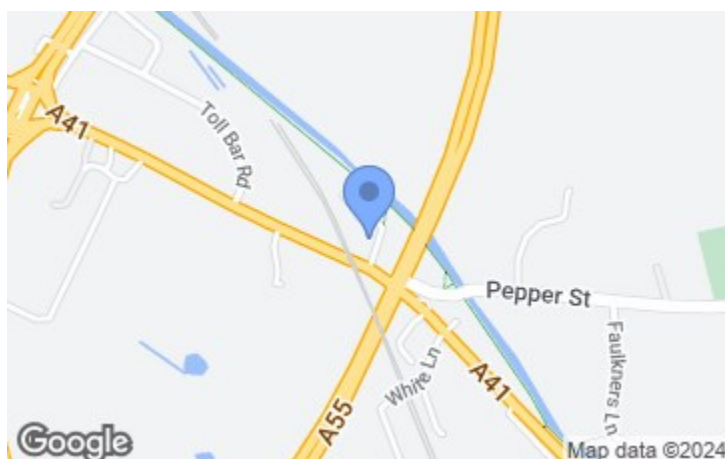


Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
83	96

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

### 3 Troopers Close

Christleton, Chester,  
CH3 7DX

£190,200

\* SMALL DEVELOPMENT \* CLOSE TO THE CANAL AND THE DESIRABLE VILLAGE OF CHRISTLETON. A well presented two bedroom end townhouse forming part of a small development close to the village of Christleton, the Shropshire Union Canal and within easy reach of Chester City centre. The property is offered to the market at a discounted 70% of the market value with no rent payable on the remaining 30% and is part of the Affordable Housing Scheme with Cheshire West and Chester Council. The accommodation briefly comprises: entrance hall, living room, dining kitchen with integrated appliances and French doors to outside, downstairs WC, landing, bedroom one with en-suite shower room, bedroom two and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is driveway parking at the front for two cars. To the rear there is a long lawned garden with two Indian stone flagged patio areas being enclosed by wooden fencing. Beyond the garden there is an additional parking space. Viewing highly recommended.

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 pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

**THE ACCOMMODATION COMPRISES:**

**CANOPY PORCH**

Outside lantern style light and composite entrance door with double glazed insert to the entrance hall.

**ENTRANCE HALL**

Ceiling light point, single radiator, smoke alarm, digital thermostatic heating controls, and staircase to the first floor. Door to living room.

**LIVING ROOM**

4.14m x 3.33m (13'7" x 10'11")



UPVC double glazed window overlooking the

front, ceiling light point, double radiator with thermostat, BT telephone master socket, and TV aerial point. Door to dining kitchen.

**DINING KITCHEN**

4.34m x 2.72m extending to 3.61m (14'3" x 8'11" extending to 11'10")

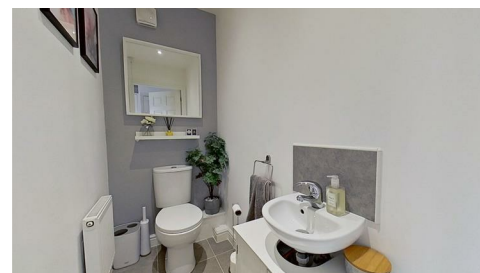


Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Fitted four-ring electric hob with tiled splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Inset one and half bowl stainless steel sink unit and drainer with extendable mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Wall cupboard housing a Worcester Greenstar 30I combination condensing gas fired central heating boiler. Recessed LED ceiling spotlights, mains connected heat alarm, double radiator with thermostat, tiled floor, space for dining table and chairs, UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors to outside. Doors to understairs storage cupboard and the downstairs WC.

**UNDERSTAIRS STORAGE CUPBOARD**

With light point, electrical consumer board and tiled floor.

**DOWNSTAIRS WC**



Comprising: low level dual-flush WC; and wash hand basin with mixer tap and tiled splashback. Two recessed LED ceiling spotlights, extractor, single radiator with thermostat, and tiled floor.

**FIRST FLOOR LANDING**

Ceiling light point, smoke alarm, and access to loft

space. Doors to bedroom one, bedroom two and bathroom.

**BEDROOM ONE**

3.96m x 3.33m max (13' x 10'11" max)



UPVC double glazed window overlooking the front, recessed LED ceiling spotlights, and single radiator with thermostat. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.31m max x 1.12m max (7'7" max x 3'8" max)



Modern white suite with chrome style fittings comprising: tiled shower enclosure with mixer shower and folding glazed door; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Two recessed LED ceiling spotlights, extractor, electric shaver point, tiled floor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.

**BEDROOM TWO**

3.81m x 2.31m (12'6" x 7'7")



UPVC double glazed window overlooking the rear, recessed LED ceiling spotlights, and single radiator with thermostat.

**BATHROOM**

2.67m max x 1.93m (8'9" max x 6'4")



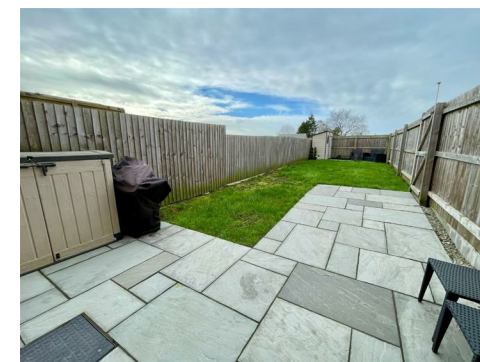
White suite with chrome style fittings comprising: panelled bath with mixer tap; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, tiled floor, recessed LED ceiling spotlights, extractor, electric shaver point, chrome ladder style towel radiator, UPVC double glazed window with obscured glass, and built-in linen cupboard.

**OUTSIDE FRONT**



To the front of the property there is a double width tarmac driveway. External gas and electricity meter cupboards to side.

**OUTSIDE REAR**



To the rear there is a good sized lawned garden with two Indian stone flagged patio areas being enclosed by wooden fencing. Side pedestrian access gate and outside water tap. Behind the property there is also an additional parking space (No.3).



**DIRECTIONS**

From Chester City centre proceed through Boughton and at the traffic lights turn right and then immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the turning after Toll Bar Road into Troopers Close and the property will be found after a short distance on the left hand side.

**TENURE**

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

**COUNCIL TAX**

\* Council Tax Band C - Cheshire West and Chester.

**DISCOUNT FOR SALE SCHEME**

\* The Sale Price includes a discount of 30% off the full market value applicable under the Affordable Housing Scheme. The buyer will own 100% of the property purchased at 70% of the market value with no rent payable on the remaining 30%.

**AGENTS NOTES**

- \* The property is on a water meter.
- \* There are smart meters for the gas and electric provided by British Gas.
- \* We are advised that there is a service

maintenance charge for the development. £103.22 per quarter 2024.

**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.

**EXTRASERVICES**

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