



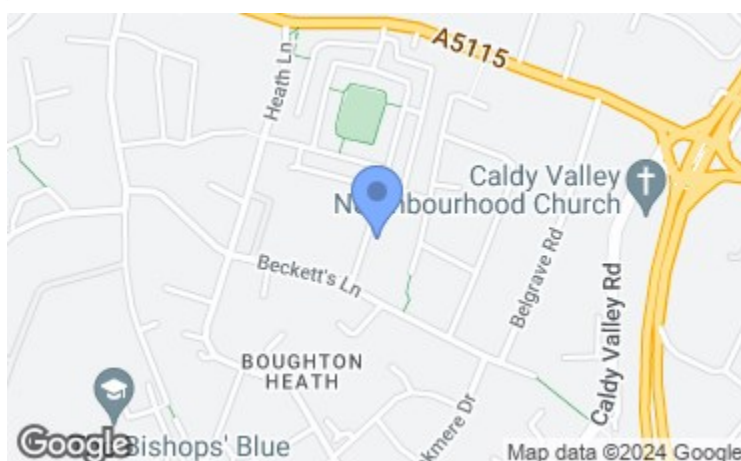
FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 1205 sq.ft, FLOOR 2: 562 sq.ft
TOTAL: 1267 sq.ft

Matterport



FLOOR 2
GROSS INTERNAL AREA
FLOOR 1: 1205 sq.ft, FLOOR 2: 562 sq.ft
TOTAL: 1267 sq.ft

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(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			
England & Wales		EU Directive 2002/91/EC	

16 Kingsley Road
Boughton, Chester,
CH3 5RS

£325,000

* GARDEN ROOM WITH BI-FOLDING DOORS * SOUGHT AFTER SUBURB OF BOUGHTON * NO ONWARD CHAIN. An attractive three bedroom semi-detached house forming part of an established residential area ideally situated within walking distance of the Boughton Heath Academy Primary School and the Bishops Blue Coat Secondary High School. The accommodation briefly comprises: open porch, entrance hall with Minton tiled floor, living room/dining area with decorative cast-iron fireplace and French doors to outside, fitted kitchen with oak worktops and a number of integrated appliances, impressive garden room with bi folding doors to the garden, downstairs WC, landing, three bedrooms and bathroom. The property benefits from double glazed windows and has gas fired central heating. Externally there is a small garden at the front with a gated pathway, whilst to the rear there is a delightful garden laid mainly to lawn with a flagged patio, mature shrubs and trees and enclosed by wooden fencing. There is no onward chain involved in the sale of this property.

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

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 close by. 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**

Open porch with outside lantern style light and herringbone tiled floor. Wooden panelled entrance door with glazed inserts to the reception hall.

RECEPTION HALL

Wall cupboard housing the electric meter and electrical consumer board, coved ceiling, ceiling light point, radiator with radiator cover, dado rail, original Minton tiled floor, and staircase to the first floor. Door to living room/dining area.

LIVING ROOM

3.48m plus bay x 3.33m (11'5" plus bay x 10'11")



Double glazed bay window overlooking the front, coved ceiling, ceiling light point, picture rails, double radiator with thermostat, laminate wood strip flooring, chimney breast with decorative cast-iron fireplace and tiled hearth.

DINING AREA

3.73m x 3.48m (12'3" x 11'5")



Chimney breast with recess and wooden mantel, ceiling light point, picture rails, laminate wood strip flooring, fitted bench seat housing the gas meter, double radiator with thermostat, and UPVC double glazed French doors to outside. Opening to lobby.

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



TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The main roof space has been insulated.
- * The roof on the rear outrigger has been re-roofed in 2023.
- * An Air Home positive input ventilation unit has been installed which reduces the risk of health issues by improving indoor air quality and quickly eradicating conditions that lead to mould growth.

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



LOBBY

Door to understairs storage cupboard, and part-glazed door to the kitchen.

KITCHEN

4.65m narrowing to 2.90m x 2.49m max (15'3" narrowing to 9'6" x 8'2" max)



Fitted with a modern range of cream fronted base and wall level units incorporating drawers, cupboards and a pull-out bin/recycling cupboard with oak worktops and matching upstands. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with chimney style extractor above, built-in electric fan assisted oven and grill, integrated fridge/freezer and dishwasher, plumbing and space for washing machine, and space for tumble dryer. Wall tiling to work surface areas, recessed LED ceiling spotlights, stone flagged floor, contemporary tall tubular radiator with thermostat, carbon monoxide alarm, over cupboard and under cupboard lighting, and double

glazed window to side. Opening to garden room and part-glazed wooden panelled door to the downstairs WC.

GARDEN ROOM

4.42m x 3.25m (14'6" x 10'8")



Feature vaulted style ceiling with two double glazed Velux roof lights, two pendant light points, two sets of spotlights, stone flagged floor with electric underfloor heating, two double glazed windows, and UPVC double glazed bi-folding doors to the rear garden.

DOWNSTAIRS WC

1.68m x 0.91m (5'6" x 3')



White suite comprising: low level dual-flush WC and wall mounted wash hand basin with mixer tap. Chrome ladder style towel radiator, ceiling light point, stone flagged floor, and window with obscured glass.

FIRST FLOOR LANDING



With spindled balustrade, ceiling light point, positive input air vent, and built-in cupboard with shelving, Stripped wooden panelled doors to bedroom one and bedroom two.

INNER LANDING

Ceiling light point, and glazed access to roof space. Stripped wooden panelled doors to bedroom three and the bathroom.

BEDROOM ONE

4.45m into wardrobe x 3.48m (14'7" into wardrobe x 11'5")



Double glazed window overlooking the front, recessed ceiling spotlights with dimmer switch controls, double radiator with thermostat, three built-in double wardrobes with louvred doors and storage cupboards above.

BEDROOM TWO

3.76m x 2.74m (12'4" x 9')



Double glazed window overlooking the rear, access to loft space, double radiator, ceiling light point, carbon monoxide alarm, chimney breast with decorative cast-iron fireplace, and built-in cupboard with louvred doors housing a Baxi combination condensing gas fired central heating boiler.

BEDROOM THREE

2.74m x 2.54m (9' x 8'4")



Double glazed window overlooking the rear, ceiling light point, double radiator, and chimney breast with decorative cast-iron fireplace.

BATHROOM

1.83m x 1.63m (6' x 5'4")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Fully tiled to bath and shower area, tubular radiator, tiled floor, recessed LED ceiling spotlights, extractor, and obscured glass window.

OUTSIDE FRONT



To the front there is a small garden with decorative stone enclosed by privet hedging and wooden picket fencing together with a gated pathway to the porch. A pathway at the side with wooden gate provides access to the rear garden. To the side there is a useful courtyard area ideal as a bin storage area.

OUTSIDE REAR



To the rear there is a lawned garden with magnificent magnolia tree and flagged patio being enclosed by wooden fencing. Two outside lantern style lights and timber built garden shed.

