

45 Vincent Drive, Westminster Park, Chester, CH4 7RQ

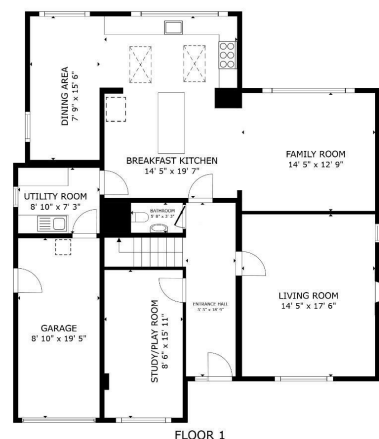
Cavendish
ESTATE AGENTS

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FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 2,094 SQ. FT. FLOOR 2: 2,098 SQ. FT.
EXCLUDED AREAS: GARAGE: 175 SQ. FT.
TOTAL: 4,267 SQ. FT.

Matterport



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 2,094 SQ. FT. FLOOR 2: 2,098 SQ. FT.
EXCLUDED AREAS: GARAGE: 175 SQ. FT.
TOTAL: 4,267 SQ. FT.

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			
England & Wales		69	81
	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			
England & Wales		62	75
	EU Directive 2002/91/EC		

45 Vincent Drive
Westminster Park, Chester,
CH4 7RQ

£625,000

* SUPERB DETACHED HOUSE IDEAL FOR A FAMILY * HIGHLY DESIRABLE CUL DE SAC POSITION WITHIN WESTMINSTER PARK. A beautifully presented four bedroom detached house ideally situated within the popular suburb of Westminster Park in Chester. The property, which has been extended to the rear, has been finished to a very high standard and as agents we would strongly recommend a viewing. The accommodation briefly comprises: open porch, reception hallway, downstairs WC, living room with feature fireplace, study/play room, impressive open-plan breakfast kitchen with family room enjoying French doors to the garden and dining area with French doors to the garden, utility room, landing, principal bedroom with fitted wardrobes and en-suite bathroom, three further bedrooms and well appointed family bathroom with freestanding slipper bath and separate shower. The property benefits from UPVC double glazed windows, gas fired central heating with a condensing combination gas fired central heating boiler, and oak pannelled doors throughout. Externally there is a lawned garden at the front with a central bed and a crushed slate driveway, providing parking for four cars, leading to a single garage with electronic remote controlled up and over sectional door. To the rear the garden has been attractively landscaped and laid mainly to lawn with porcelain tiled terrace, stocked borders with wooden sleeper edging and a flagged patio area with contemporary metal gazebo. If you are looking for a modern detached house close to local amenities and within walking distance of the city centre 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 Estate Agents Ltd.



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LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, 'award winning' butchers, deli cafe and restaurant, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 1 mile away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH



With Georgian style pillar and outside light. Contemporary composite entrance door with double glazed side panel to the entrance hallway.

ENTRANCE HALL

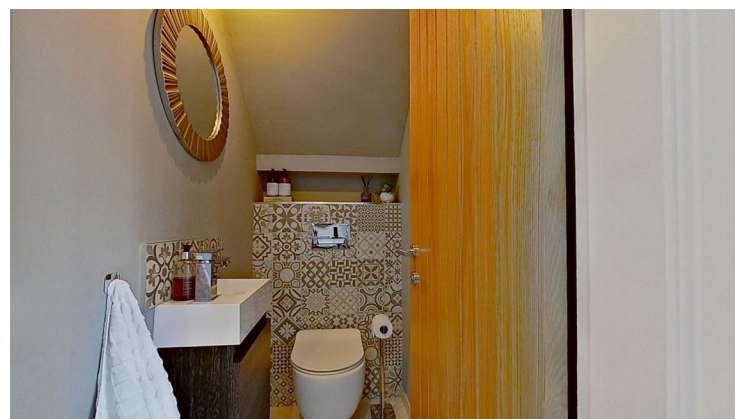
5.31m x 1.55m (17'5" x 5'1")



Contemporary tubular radiator with thermostat, recessed LED ceiling spotlights, coved ceiling, smoke alarm, porcelain tiled floor, and turned staircase to the first floor. Oak panelled doors to the living room, study/play room, open-plan breakfast kitchen/family room/dining area and cloakroom/WC.

DOWNSTAIRS WC

1.68m x 0.89m (5'6" x 2'11")



Well appointed and comprising: wall hung WC with concealed dual-flush cistern; and wash hand basin with mixer tap and tiled splashback with storage cupboard beneath. Wall light point, extractor, part-tiled wall with display shelf, and porcelain tiled floor.

LIVING ROOM

4.98m x 3.66m (16'4" x 12')



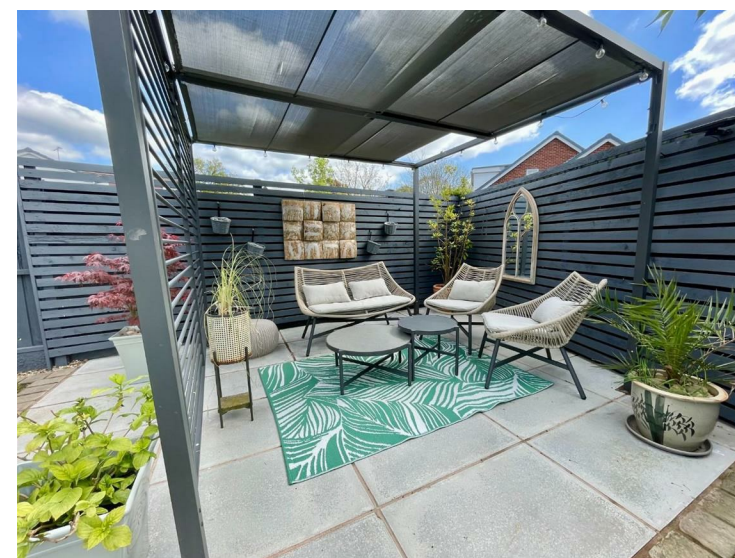
UPVC double glazed window overlooking the front, UPVC double glazed window to side, decorative coving, moulded ceiling rose with light point, double radiator with thermostat, television aerial point, and feature Adams style fireplace with marble insert and hearth housing a 'living flame' coal-effect gas fire.

STUDY/PLAY ROOM

4.57m x 2.36m (15' x 7'9")



UPVC double glazed window overlooking the front, ceiling light point, contemporary tubular radiator with thermostat, and engineered oak flooring.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow the road and take the turning left after St Bridget's Court into Vincent Drive. Follow Vincent Drive and take the turning left after Bartholomew Close into a cul de sac which is a continuation of Vincent Drive and the property will be observed after a short distance on the right hand side.

TENURE

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

AGENT'S NOTES

- * Services - we understand that main gas, electricity, water and drainage are connected.
- * The property has a burglar alarm installed.
- * There is a smart meter for the gas and electric provided by Eon.
- * The property is on a water meter.
- * The gas central heating boiler has been annually serviced.
- * The Ideal combination condensing boiler was installed in October 2017.
- * Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester County Council.

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

OUTSIDE REAR



To the rear the garden has been attractively landscaped and laid mainly to lawn with a small herb garden, barked shrub bed and raised border with wooden sleeper edging being enclosed by wooden fencing. There is also a porcelain tiled terrace enjoying French doors from the family room and a separate flagged patio with contemporary metal framed gazebo. Contemporary outside lighting and external single power point.



BREAKFAST KITCHEN

5.61m max x 4.06m max (18'5" max x 13'4" max)



Fitted with a modern range of cream high gloss fronted units incorporating drawers and cupboards with stainless steel handles and granite worktops with matching upstands. Inset Franke one and half bowl ceramic sink unit with chrome mixer tap and drainer grooved into the worktop. Freestanding Stoves range style cooker with seven-ring gas hob, triple oven with grill and pan-store with granite splashback and extractor above. Space for American style fridge/freezer with cold water supply (the fridge/freezer is included in the sale). Matching island unit with granite worktop incorporating a breakfast bar with pan-drawers. Integrated dishwasher, part-vaulted ceiling with two double glazed Velux roof lights and spotlighting, recessed LED ceiling spotlights, three pendant light points, contemporary tall radiator with thermostat, porcelain tiled floor, and UPVC double glazed window overlooking the rear with plantation style shutters. Oak panelled door to the utility room and open-plan to the dining area and family room.



FAMILY ROOM

3.66m x 3.38m (12' x 11'1")

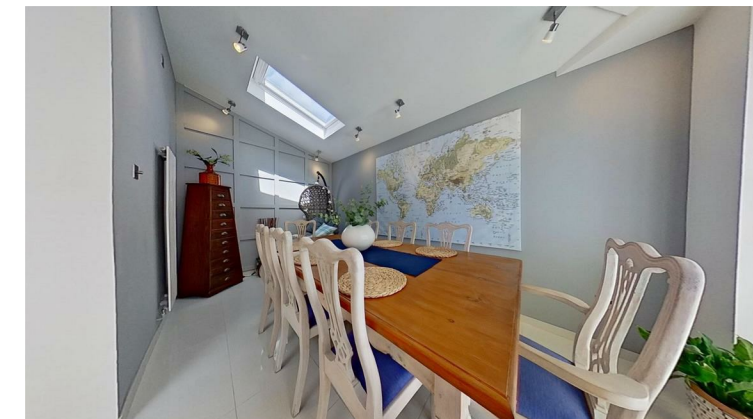


UPVC double glazed French doors with full height double glazed side windows to the rear garden with plantation style shutters, coved ceiling, recessed LED ceiling spotlights with dimmer switch controls, porcelain tiled floor, provision for wall mounted flat screen television, and contemporary tall radiator with thermostat.



DINING AREA

4.45m x 2.29m (14'7" x 7'6")



Feature vaulted style ceiling with double glazed and spotlighting, contemporary tall radiator, painted wooden panelled effect wall, porcelain tiled floor, space for dining table and chairs, and UPVC double glazed French doors to the rear garden with plantation style shutters.

UTILITY ROOM

2.41m x 1.98m (7'11" x 6'6")



Fitted with a matching range of base units with laminated worktops and inset single bowl stainless steel sink unit and drainer with chrome mixer tap and tiled splashback. Plumbing and space for washing machine, space for tumble dryer, porcelain tiled floor, recessed LED ceiling spotlights, extractor, wall mounted Ideal Vogue C40 GEN2 combination condensing gas fired central heating boiler, and UPVC double glazed window. Courtesy door to the garage.

FIRST FLOOR LANDING

Access to part-boarded loft space with light point, ceiling light point and high level UPVC double glazed obscured glass window. Oak panelled doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE



Fitted with a range of bedroom furniture incorporating full height wardrobes to the length of one wall with hanging space, and shelving, two freestanding chest of drawers, coved ceiling, ceiling light point, contemporary tubular radiator with thermostat, oak wood strip flooring, and two UPVC double glazed windows overlooking the front. Oak panelled door to the en-suite shower room.

EN-SUITE BATHROOM

2.51m x 2.39m (8'3" x 7'10")



Well appointed suite in white with chrome style fittings comprising: bath with tiled surround, wall mounted mixer tap and glazed shower screen; low level dual-flush WC; and large wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, fitted wall mirror with three spotlights above, recessed LED ceiling spotlights, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

4.34m x 3.43m plus door recess (14'3" x 11'3" plus door recess)



UPVC double glazed window overlooking the rear, UPVC double glazed window to side, coved ceiling, ceiling light point, single radiator with thermostat, and oak wood strip flooring.

BEDROOM THREE

4.04m x 3.45m (13'3" x 11'4")



Coved ceiling, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM FOUR

3.07m x 2.36m (10'1" x 7'9")



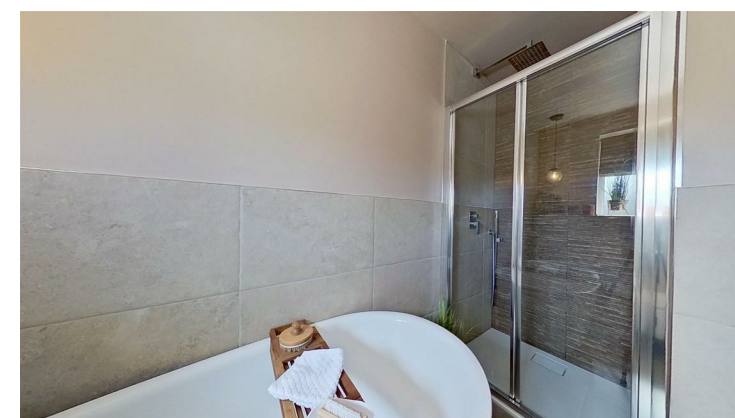
UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator, and laminate wood strip flooring.

FAMILY BATHROOM

2.97m max x 1.93m max (9'9" max x 6'4" max)



Contemporary bathroom comprising: freestanding slipper style bath with floor mounted mixer tap and shower attachment; wall hung WC with concealed dual-flush cistern; marble worktop with circular wash hand basin, chrome mixer tap and two storage drawers beneath; and a tiled shower enclosure with mixer tap, extendable shower attachment and canopy style rain shower head. Part-tiled walls with display shelf, illuminated mirror fronted medicine cabinet, chrome ladder style towel radiator, tiled floor, ceiling light point, four recessed LED ceiling spotlights, extractor, and UPVC double glazed window.



OUTSIDE FRONT



The property forms part of a small cul de sac off Vincent Drive. To the front there is a neatly laid lawn with central shrub bed. A crushed slate driveway with granite setts, and parking for four cars, leads to a single garage. A tiled and brick set pathway leads to the porch with a Georgian style pillar. External gas and electricity meter cupboards to side. A gated pathway to the left hand side of the house provides access to the rear garden. Outside water tap.



GARAGE

5.56m x 2.46m (18'3" x 8'1")

Single garage with an electronic remote controlled up and over sectional door, rubber flooring, strip light, power, electrical consumer board, cold water tap, and UPVC double glazed door to outside. Personal door to the utility room.