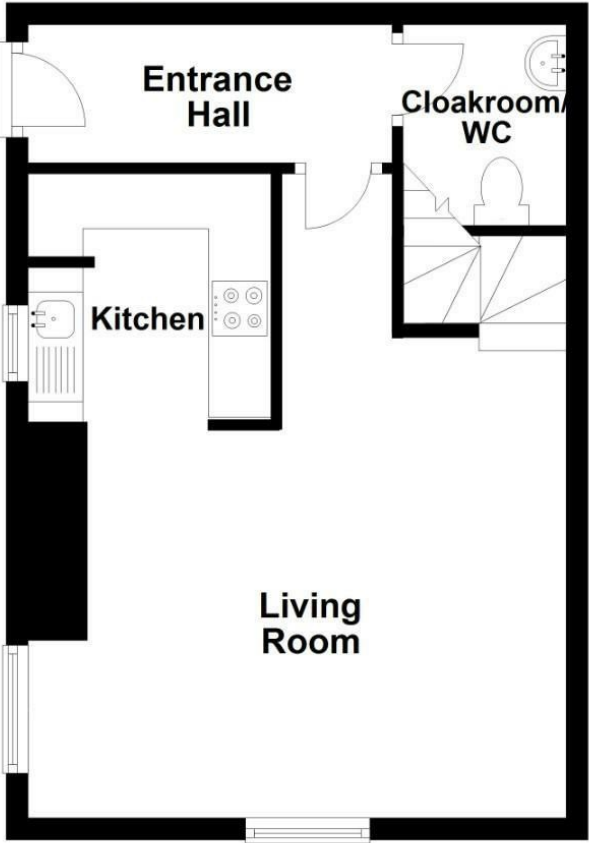


5 Boughton Lodge, 58 Filkins Lane, Boughton, Chester, CH3 5EH

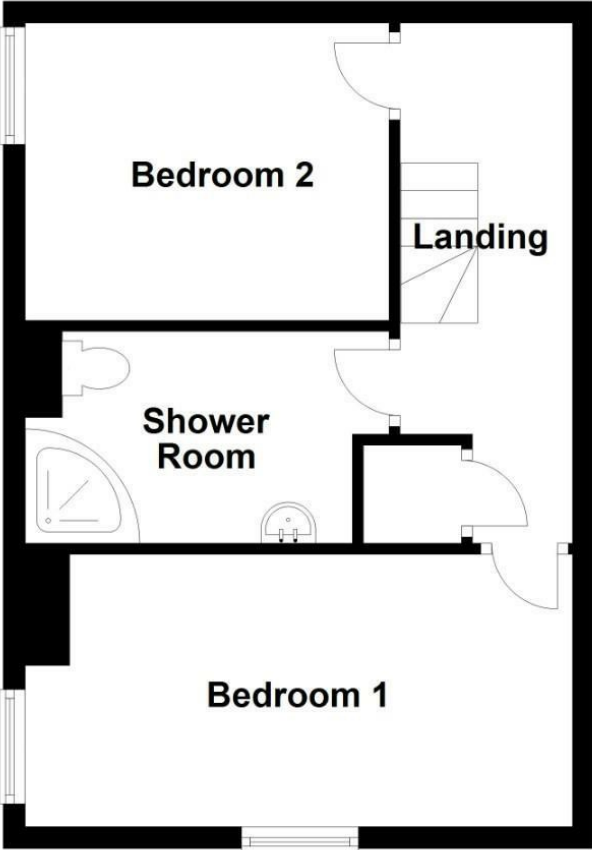
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)

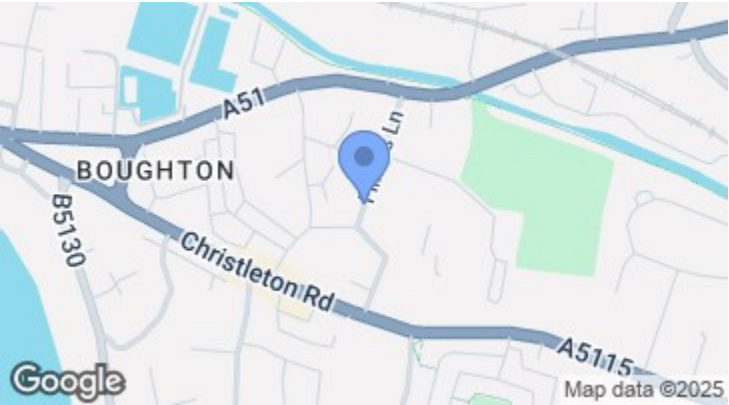


First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 sq. feet)



**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.

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**5 Boughton Lodge, 58 Filkins Lane**  
Boughton, Chester,  
CH3 5EH

**Offers In The Region Of**  
**£190,000**

\* PERIOD BUILDING \* GARDEN & PARKING \* A two bedroom townhouse style property forming part of a converted Grade II listed building along Filkins lane in the sought after Chester suburb of Boughton. 'Boughton Lodge' is ideally situated close to a wide range of local amenities and is within easy walking distance of the city centre. The accommodation briefly comprises: entrance hall, cloakroom/WC, open-plan living room and kitchen, landing, two bedrooms and shower room. The property benefits from gas fired central heating. Externally there is a parking space to the side and a gravelled pathway which leads to a small garden. The property is currently let on a periodic assured shorthold tenancy agreement for £795 per calendar month.



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 within walking distance. 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 Expresswa

BOUGHTON LODGE



It is understood that Boughton Lodge dates from the late 16th or 17th Century and was razed to the ground in the 1640’s when the Parliamentary Army was advancing towards the city during the Civil War. Most of the current fabric of the building dates from the 18th and early 19th Century.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

3.25m x 1.22m (10'8" x 4')

Wooden panelled entrance door with security peephole, letterbox and window light above, single radiator with thermostat, ceiling light point, laminate wood strip flooring, and built-in cupboard

housing the electric meter and electrical consumer board. Door to the cloakroom/WC and door leading through to the living room/kitchen.

CLOAKROOM/WC

1.78m x 1.50m (5'10" x 4'11")

Comprising: low level WC; and pedestal wash hand basin with tiled splashback. Plumbing and space for washing machine, vinyl floor covering, single radiator with thermostat, ceiling light point, extractor, and two fitted wall cupboards.

LIVING ROOM/KITCHEN

5.66m max x 4.09m plus recess (18'7" max x 13'5" plus recess)



LIVING AREA



Large exposed beam, double radiator with thermostat, television aerial point, sash window overlooking the front, sash window to side, mains connected smoke alarm, two ceiling light points, and turned staircase to the first floor.

KITCHEN AREA



Fitted with a range of base units with laminated

granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas, fitted four-ring electric hob and built-in electric oven and grill, space for fridge, single glazed window, extractor, wall mounted Worcester combination condensing gas fired central heating boiler, and ceiling light point.

LANDING

Spacious landing area with spindled balustrade, recessed ceiling spotlights, mains connected smoke alarm, and built-in storage cupboard with fitted shelving. Doors to bedroom one, bedroom two and shower room.

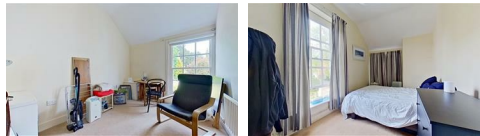
BEDROOM ONE

4.88m max x 2.54m (16' max x 8'4")

Two sash windows overlooking the front and side, ceiling light point, and double radiator with thermostat.

BEDROOM TWO

3.30m x 2.59m (10'10" x 8'6")



Sash window to side, ceiling light point, and single radiator.

SHOWER ROOM

2.62m plus door recess x 1.98m (8'7" plus door recess x 6'6")



White suite comprising: tiled shower enclosure with Mira electric shower, glazed shower screen and curved glazed sliding doors; pedestal wash hand basin with tiled splashback; and low level dual-flush WC. Vinyl floor covering, single radiator with thermostat, recessed ceiling spotlights, extractor, and access to loft space.

OUTSIDE



The property forms part of Boughton Lodge along Filkins Lane in Boughton. To the side of the property there is a gravelled parking space. Outside lantern style light and external gas meter cupboard. A gravelled pathway from the driveway area leads to a brick wall with archway opening to a small garden with lawn, wooden pergola, shrubs and trees.



DIRECTIONS

Proceed out of the City through Boughton and at Bill Smith’s Motorcycle Showroom turn right and immediately left onto Christleton Road. Follow the road past the parade of shops and take the turning left after Chapel Lane in to Filkins Lane. Follow Filkins Lane past Beechlands Avenue and Boughton Lodge will be found after a short distance on the left hand side.

TENURE

\* Tenure - understood to be Leasehold. Term : 999 years from 31 January 2001.  
\* Ground Rent - one peppercorn.  
\* Service Charge - Currently (2024) £350 per quarter of the the year, £1400 per year.  
\* We are advised that NO PETS/ANIMALS are allowed as per the terms of the lease.

AGENT’S NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.  
\* The property is on a water meter.  
\* Grade II Listed Building.  
\* The property is currently let on a periodic assured shorthold tenancy agreement for £795 per calendar month.

COUNCIL TAX

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

GRADE II LISTING

Entry Name: Boughton Lodge and Attached Cottage, Listing Date: 10 January 1972, Last Amended: 23 July 1998.

Grade: II, Source: Historic England, Source ID: 1375792.

GV II. House and cottage, now house, flats and cottage. Late C16 or C17 but visible features mostly C18 and early C19. Rendered; grey slate roofs. Long, irregular in plan.EXTERIOR: 2 storeys. Pointed-arched doorway in C13 manner with shafts, bell-capitals and moulded arch, with door of 9 Gothick panels, timber shafted posts support lean-to porch roof. The left wing projects, with 2 front gables; outward lean and slight jettying at first floor suggest a probable timber frame beneath the render. Ground floor of central block has a dual 4;10- pane sash and a 16- pane recessed sash left of doorway and, right of doorway, 3 Gothick casements with intersecting-tracery glazing-bars; the right wing projects. The first floor has a replaced 3- pane window in left wing, three 12- pane sashes with thick glazing-bars in central block and a sash of 6 rectangular panes plus a Gothick window with intersecting tracery in the right wing. The left side of the left wing, which forms the cottage, has a ground-floor window and door and 2 recessed 12- pane sashes to first floor. INTERIOR: only the ground floor of part of central block and the right wing were seen. Open-string stair with winders bottom and top, shaped brackets, stick balusters and swept rail; a Gothick door; 2 rooms with panelled and decorated plaster ceilings.

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