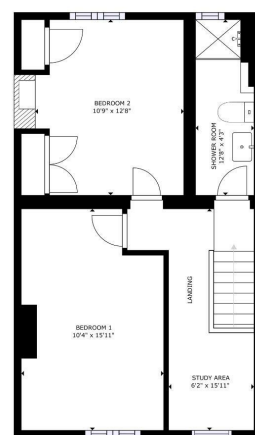


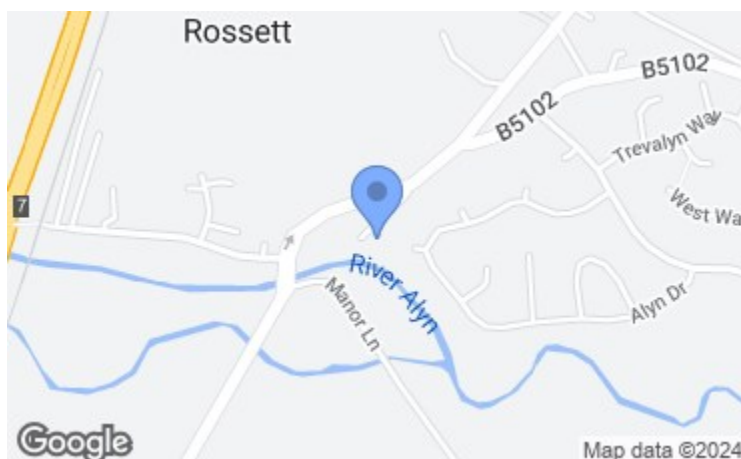
FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 109 sq. ft. (10,104 sq. ft.)
TOTAL: 109 sq. ft.

Matterport



FLOOR 2
GROSS INTERNAL AREA
FLOOR 2: 109 sq. ft. (10,104 sq. ft.)
TOTAL: 218 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		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		EU Directive 2002/91/EC	

River Cottage, 5 Gun Street
Rossett, Wrexham,
LL12 0HR

£300,000

* BEAUTIFULLY RESTORED COTTAGE * LANDSCAPED REAR GARDEN & SEPARATE BLOCK PAVED DRIVEWAY * LARGER THAN AVERAGE GARAGE & HOME OFFICE/GYM. A charming two bedroom terraced cottage centrally located within the popular village of Rossett along Gun Street. The accommodation, which boasts a wealth of character, briefly comprises: entrance hall with slate tiled floor, living room with beamed ceiling and chimney breast with brick-lined fireplace and cast-iron log burner, extended dining kitchen fitted with a modern range of kitchen units with oak worktops, range style cooker and French doors to outside, utility, downstairs WC, landing with useful study area, bedroom one with window overlooking the front, bedroom two with built-in wardrobe and decorative cast iron fireplace, and a well appointed and recently fitted shower room. The property benefits from UPVC double glazed windows, many of which have plantation style shutters or blinds, and has gas fired central heating with a Worcester condensing boiler. Externally there is a cottage style garden at the front with decorative stone, shrubbery and a gated pathway. To the rear there is an enclosed lawned garden with two flagged patio areas and mature shrubbery enjoying a sunny aspect and a good degree of privacy. Also located along Gun Street there is a separate block paved driveway leading to a larger than average single garage with electronic up and over door, home office/gym and additional garden. Viewing essential.

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

Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, pharmacy, Fouzi's Italian Cafe, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has two popular hotels: Llyndir Hall Hotel and Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Dog & Pickle in Lavister are also nearby.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

4.62m x 3.66m (15'2" x 12')



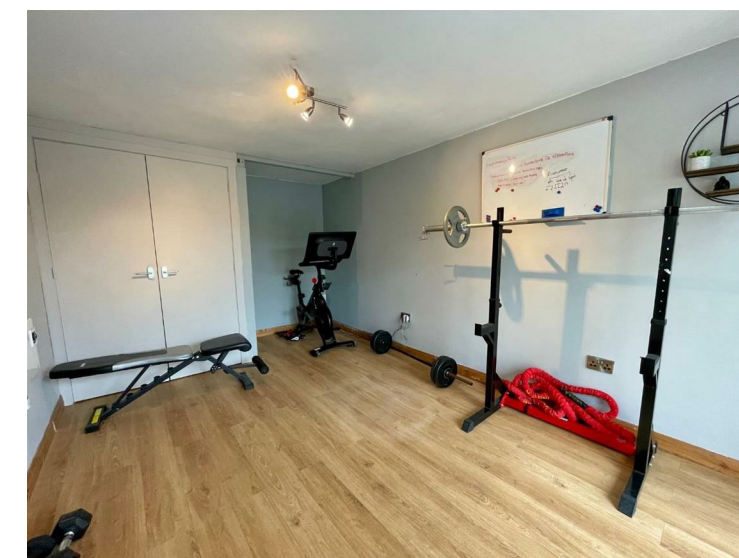
UPVC double glazed window overlooking the front with plantation style shutters, beautiful beamed ceiling, four wall light points, oak wood strip flooring, provision for wall mounted flat screen television, and chimney breast with brick-lined fireplace, stone flagged hearth and wooden mantel housing a cast-iron log burner. Oak panelled latch lever cottage style doors to the understairs storage cupboard and dining kitchen.



DINING KITCHEN



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and illuminated display cabinet with oak worktops. Belfast style sink unit with chrome mixer tap and drainer grooved into the worktop. Tiled recess with decorative mantelpiece and freestanding range style cooker with extractor above. Space for tall fridge/freezer. Exposed beamed ceiling, slate tiled floor, contemporary tall radiator with thermostat, provision for wall mounted flat screen television, part-vaulted ceiling with recessed LED ceiling spotlights and two double glazed Velux roof lights, and UPVC double glazed



ADDITIONAL GARDEN



There is also a gravelled garden area with shrub borders.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. Continue into the village of Rossett passing the Rossett Hall Hotel and shortly after the Golden Lion Country Inn turn left into Gun Street. 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 D - Wrexham County Borough Council.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The shower room was fitted in 2023.
- * The contemporary tall radiators in the living room and dining kitchen were fitted in 2023.
- * The oak panelled latch lever cottage style doors were fitted in 2023.
- * The property is on water rates.
- * The property is located in a Conservation Area.

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

ENTRANCE HALL



Oak panelled entrance door with double glazed leaded insert, wall cupboard housing the electric meter and electrical consumer board, digital thermostatic heating controls, double radiator, ceiling light point, slate tiled floor, mains connected smoke alarm, and staircase to the first floor with decorative wrought iron handrail. Oak panelled latch lever cottage style door to the living room.



DRIVEWAY/HOME OFFICE



Located at the end of the terrace and along Gun Street there is a separate piece of land with driveway parking, a garage, home office/gym and additional garden.

DRIVEWAY

Wide block paved driveway leading to a single garage. A shared pathway at the side provides access to the cottages at 3, 4 and 5 Gun Street.

SINGLE GARAGE

5.77m x 3.05m max (18'11" x 10' max)

Remote controlled up and over garage door, fluorescent strip light, power, UPVC double glazed window, side personal door. To the side of the garage is a lean-to log store.

HOME OFFICE/GYM

4.75m max x 2.77m (15'7" max x 9'1")



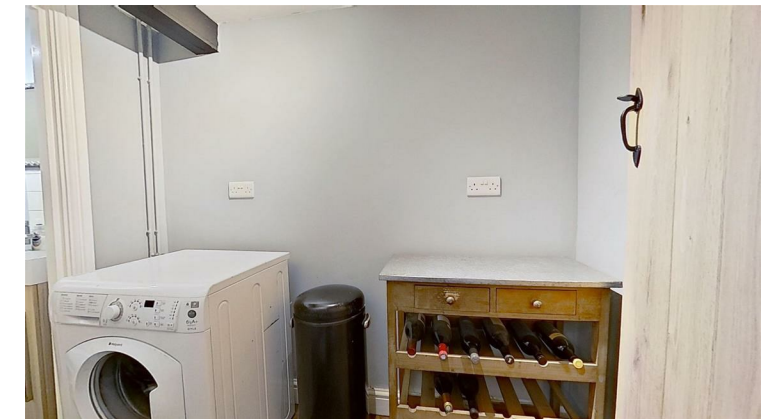
Purpose built and insulated home office/gym with light, power, UPVC double glazed French doors with fitted blinds, UPVC double glazed window with fitted blind, built-in double storage cupboard with shelving, laminate wood strip flooring, and wall mounted electric heater.

French doors with double glazed windows at each side opening into the rear garden. Oak panelled latch lever cottage style door to the utility.



UTILITY

2.13m x 1.14m (7 x 3'9")



Slate tiled floor, single radiator with thermostat, ceiling light point, and plumbing for washing machine. Bi-folding door to the downstairs WC.

DOWNSTAIRS WC

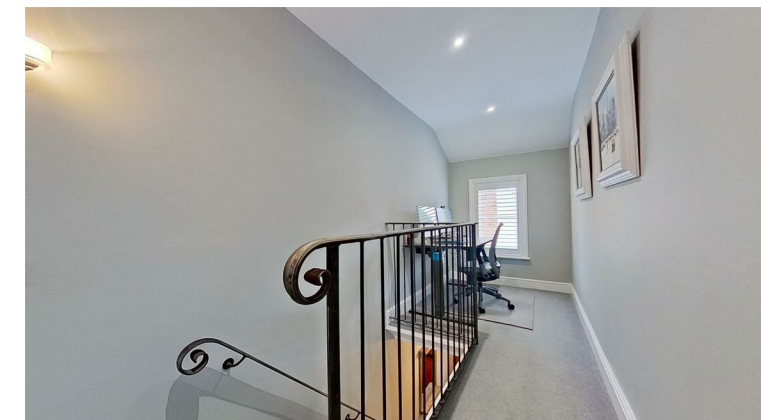
1.42m x 0.97m (4'8" x 3'2")



Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Ceiling light point, extractor, and slate tiled floor.

LANDING WITH STUDY AREA

4.60m x 1.73m (15'1" x 5'8")



UPVC double glazed window overlooking Gun Street with plantation style

shutter, recessed LED ceiling spotlights, mains connected smoke alarm, wall light point, access to loft space, wrought iron balustrade, and space for study desk. Oak panelled latch lever cottage style doors to bedroom one, bedroom two and shower room.

with hanging rail, drawer unit and storage cupboards above, built-in cupboard housing a Worcester Greenstar 29CDI Classic combination condensing gas fired central heating boiler, UPVC double glazed window overlooking the rear, double radiator with thermostat, ceiling light point, and TV aerial point.

BEDROOM ONE

4.62m max x 3.12m max (15'2" max x 10'3" max)



SHOWER ROOM



UPVC double glazed window overlooking Gun Street with plantation style shutters, ceiling light point, and double radiator with thermostat.

Well appointed and recently refitted suite in white with contemporary black fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed door; low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, decorative tiled floor, ladder style towel radiator, exposed beam, three recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



BEDROOM TWO

3.61m x 3.43m into wardrobe (11'10" x 11'3" into wardrobe)

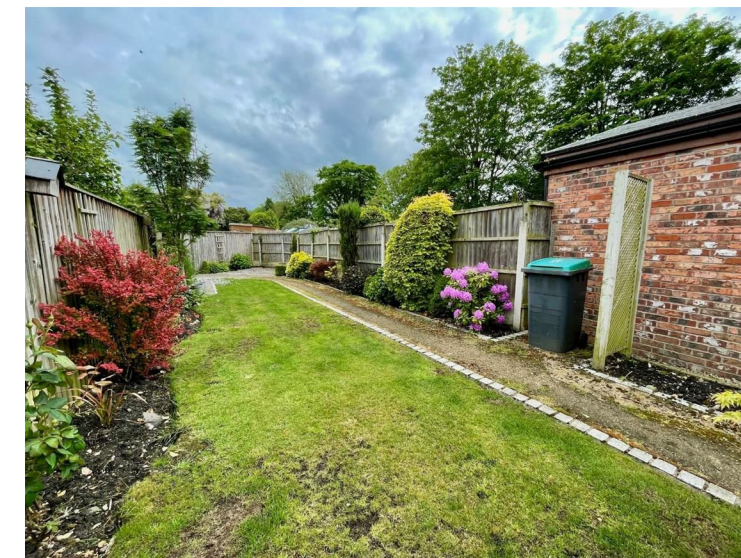


Chimney breast with decorative cast-iron fireplace, built-in double wardrobe

To the front there is a cottage style garden with decorative stone and shrub borders being enclosed by wooden fencing, brick walling and stone wall with a gated flagged pathway leading to the entrance door.



REAR GARDEN



To the rear there is a flagged patio, neatly laid lawn with stocked borders and a pathway with granite sett edging leading to a further flagged patio area at the top of the garden with wooden pergola and magnificent wisteria. A pedestrian gate at the rear provides access to a shared pathway and access to the home office and garage.

