

95 Clare Avenue, Hoole, Chester, CH2 3HR

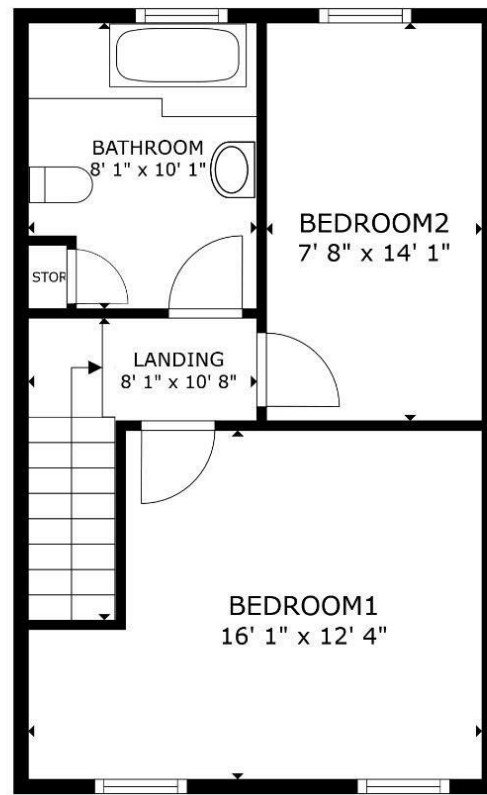
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



FLOOR 2

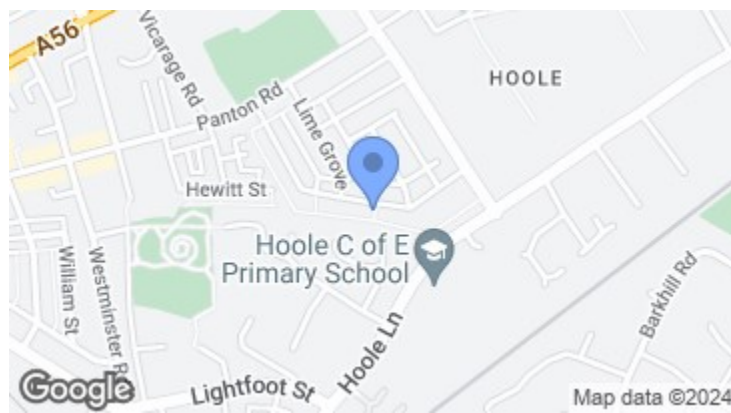
GROSS INTERNAL AREA
FLOOR 1 435 sq.ft. FLOOR 2 430 sq.ft.
TOTAL : 865 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



95 Clare Avenue
Hoole, Chester,
CH2 3HR

Offers In The Region Of
£280,000



Energy Efficiency Rating	
Current	Potential
	82
	49

Environmental Impact (CO ₂) Rating	
Current	Potential

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.

* END OF TERRACE HOUSE * RECENTLY MODERNISED & IMPROVED TO HIGH STANDARD. A well presented two bedroom end of terrace house located along Clare Avenue in the popular suburb of Hoole in Chester. The property has recently undergone a scheme of work to include a new roof in 2024, a new kitchen in 2020, new UPVC double glazed windows and doors in 2020, a new bathroom in 2019 and new central heating system in 2019. The accommodation briefly comprises: entrance hall, living room, open-plan kitchen/dining area with a number of integrated appliances and French doors to outside, landing, bedroom one, bedroom two and a well appointed bathroom with shower bath. Externally there is a small garden at the front with decorative stone whilst to the rear there is a Mediterranean style walled garden.



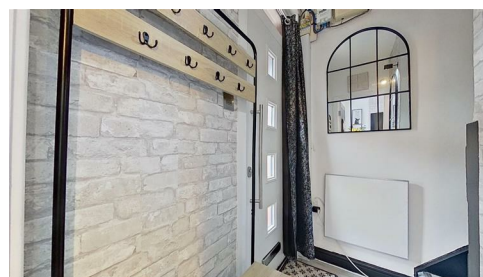
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LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

**THE ACCOMMODATION
COMPRISES:****PORCH**

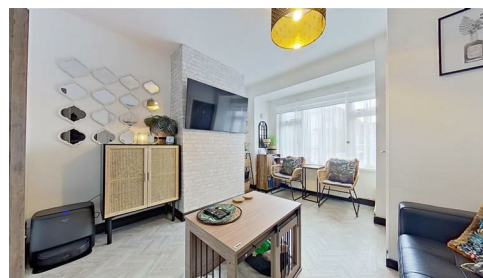
Recessed open porch with outside sensor light. Composite double glazed entrance door with double glazed window light above to the entrance hall.

ENTRANCE HALL

Electric meter, electric consumer board, two wall spotlight points, Amtico wood effect flooring, wall mounted Klarstein infra-red panel heater, and staircase to the first floor. Door to the living room.

LIVING ROOM

3.91m x 3.58m plus understairs (12'10" x 11'9" plus understairs)



UPVC double glazed window overlooking the front, two double radiators with thermostats, ceiling light point with dimmer switch control, Nest smoke alarm, Amtico wood effect flooring,

useful understairs storage area and built-in cupboard, and provision for wall mounted flat screen television. Decorative sliding bi-folding doors to the kitchen/dining area.

KITCHEN/DINING AREA

4.47m x 3.63m overall (14'8" x 11'11" overall)

**KITCHEN AREA**

Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching splashbacks. Inset one and half bowl stainless steel sink unit and drainer with extendable mixer tap. Fitted four-ring induction touch control ceramic hob with extractor above, built-in Hotpoint electric fan assisted double oven and grill, and microwave oven, integrated Hotpoint dishwasher, space for concealed washer/dryer (the washer/dryer is included in the sale), space for American style fridge/freezer, recessed LED ceiling spotlights, and UPVC double glazed window overlooking the rear.

DINING AREA

Recessed LED ceiling spotlights, double radiator

with thermostat, Amtico wood effect flooring, and UPVC double glazed French doors to outside.

LANDING

Access to boarded loft area with light point and retractable aluminium ladder, and ceiling light point. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

4.45m max x 3.28m max (14'7" max x 10'9" max)



Two UPVC double glazed windows overlooking the front, double radiator with thermostat, ceiling light point with dimmer switch control, and laminate wood strip flooring.

BEDROOM TWO

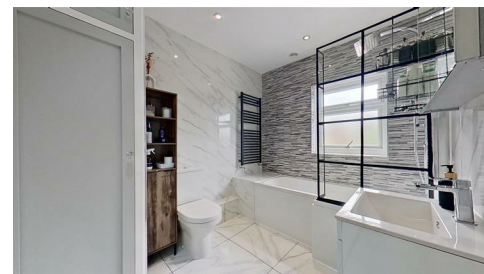
3.66m x 2.18m (12' x 7'2")



UPVC double glazed window to rear, laminate wood strip flooring, ceiling light point, and double radiator with thermostat.

BATHROOM

2.62m x 2.13m (8'7" x 7')



Well appointed white suite with chrome style fittings comprising: shower bath with mixer tap,

wall mounted thermostatic mixer shower with extendable shower attachment, canopy style rain shower head, and glazed shower screen; wall hung wash hand basin with mixer tap and storage drawer beneath; and low level-dual flush WC. Fully tiled walls, tiled floor, recessed LED ceiling spotlights, extractor, contemporary ladder style towel radiator, Klarstein infra-red panel heater, and cupboard housing a Worcester Greenstar 29CDI Classic combination condensing gas fired central heating boiler with storage cupboard above.

OUTSIDE FRONT

To the front there is an easy to maintain garden with decorative stone being enclosed by brick walling and metal railings. A block paved pathway leads to the entrance porch.

OUTSIDE REAR

To the rear there is a Mediterranean style garden enclosed by brick walling with block paving, outside water tap, outside sensor spotlight, and pedestrian access gate.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge and along Hoole Road. Follow Hoole Road, past Faulkner Street and Westminster Road, and take the turning right after Hamilton Street into Vicarage Road. At the crossroads with Panton Road turn left and then take the next turning right into Clare Avenue. Continue around the bend in the road and the property will be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.
* There are two Klarstein infra-red panel heaters, one in the hall and one in the bathroom. The one in the hall can be controlled by an app and the one in the bathroom is remote controlled.
* There is a smart meter for the electric which is provided by Octopus Energy.
* The property has recently undergone a scheme of modernisation and improvement to include a new Worcester central heating boiler and radiators with Hive controls in 2019, a new bathroom in 2019, new UPVC double glazed windows and doors in 2020, a new kitchen with a number of integrated appliances in 2020, new

Amtico flooring on the ground floor in 2023, and a new roof in 2024.

* The property is on a water meter.
* There are Nest fire and CO2 alarms in the living room, kitchen and landing which can be controlled by an app on your smart phone.

**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

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