

52 Vincent Drive, Westminster Park, Chester, CH4 7RL

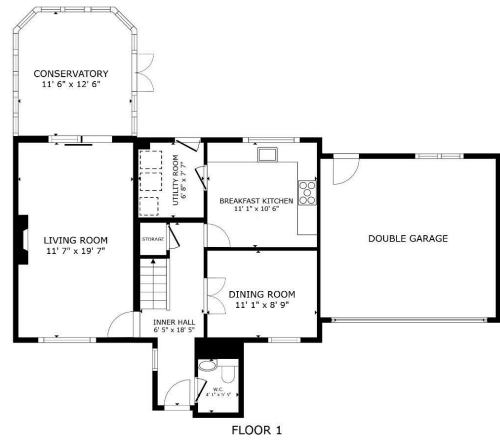
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 207 sq.m. FLOOR 2: 293 sq.m.
EXCLUDED AREAS: GARAGE 283 sq.m.
TOTAL: 1,246 sq.m.

Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 207 sq.m. FLOOR 2: 293 sq.m.
EXCLUDED AREAS: GARAGE 283 sq.m.
TOTAL: 1,246 sq.m.

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	83
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	79
(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

52 Vincent Drive
Westminster Park, Chester,
CH4 7RL

£535,000

* DESIRABLE LOCATION CLOSE TO THE CITY * GENEROUS SIZED GARDEN * IDEAL FAMILY HOME. A modern four bedroom detached house occupying a generous size plot along Vincent Drive in the popular suburb of Westminster Park. The accommodation briefly comprises: hall, cloakroom/WC, inner hall, living room with feature fireplace, UPVC double glazed conservatory with French doors to outside, separate dining room, breakfast kitchen, utility room, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with built-in double wardrobes, bedroom three, bedroom four and family bathroom. The property benefits from sealed unit double glazed windows and has gas fired central heating with a modern condensing boiler. Externally there is a lawned garden at the front with mature shrubbery and block paved driveway leading to a double garage with remote controlled electronic roller shutter door. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with a flagged patio and deep well stocked borders. The garden is fully enclosed and enjoys a westerly aspect. 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.

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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:**HALL**

1.73m x 1.14m (5'8" x 3'9")

Wooden panelled entrance door, double radiator, sealed unit double glazed window, and wall light point. Door to the cloakroom/WC, and archway opening to the inner hall.

CLOAKROOM/WC

1.52m x 1.27m (5' x 4'2")



Modern suite comprising: low level dual-flush WC with concealed cistern; and fitted worktop with semi-inset wash

hand basin, mixer tap and storage cupboard beneath. Fully tiled walls, tiled floor, illuminated wall mirror, single radiator with thermostat, hanging for cloaks, recessed ceiling spotlights, and extractor.

INNER HALL

3.53m x 1.83m (11'7" x 6')

Coved ceiling, two wall light points, smoke alarm, burglar alarm control pad, and spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the living room, breakfast kitchen and double opening glazed doors to the dining room.

LIVING ROOM

5.94m x 3.53m (19'6" x 11'7")



Sealed unit double glazed window overlooking the front, coved ceiling, four wall light points, telephone master socket, double radiator with thermostat, single radiator with thermostat, TV aerial point, and feature composite stone fireplace and hearth housing a 'living flame' coal-effect gas fire. Double glazed sliding patio doors to the conservatory.

**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 Bridgets Court into Vincent Drive. Follow Vincent Drive for some distance and the property will be found on the right hand side.

TENURE

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

COUNCIL TAX

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

AGENTS NOTES

- * Services - we understand that main gas, electricity, water and drainage are connected.
- * The property has a burglar alarm installed.
- * The property is on a water meter.
- * We are advised that there is cavity wall insulation.
- * There is smart meter for the gas and electric provided by British Gas.
- * The gas boiler was installed in 2017. The boiler is on a British Gas contract and is serviced annually,
- * The garage door was installed in 2012.
- * The light fittings, carpets, curtains and blinds are included in the sale.

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.

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.

Money Laundering - MRD**AML - 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.

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



DOUBLE GARAGE

5.38m x 4.88m (17'8" x 16'0")

With a remote controlled roller shutter door, power, light, access to roof void with boarding and light, gas meter, electric meter, electrical consumer board, single glazed obscured glass window and rear personal door.

OUTSIDE REAR



To the rear the garden is of a generous size and laid mainly to lawn with deep borders well stocked with mature shrubs and trees, and a flagged terrace. Summer house, timber built garden shed, and aluminium framed greenhouse. Outside water tap, and outside lantern style light. The garden enjoys a westerly aspect and is fully enclosed by wooden fencing.



CONSERVATORY

3.99m x 3.30m (13'1" x 10'10")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, double radiator with thermostat, tiled floor, three double power points, and UPVC double glazed French doors to the rear garden.

DINING ROOM

3.40m x 2.64m (11'2" x 8'8")

Sealed unit double glazed window overlooking the front, coved ceiling with ceiling light point, and double radiator with thermostat.

BREAKFAST KITCHEN

3.33m x 3.18m (10'11" x 10'5")



Fitted with a modern range of oak fronted base and wall level units incorporating drawers and cupboards with marble worktops and matching upstands. Inset one and half bowl stainless steel sink unit with waste disposal unit, chrome mixer tap and drainer grooved into the worktop. Fitted four-ring Neff gas hob with stainless steel splashback, extractor above, and built-in Neff electric double oven and grill. Recessed LED ceiling spotlights, double radiator with thermostat, vinyl tile effect flooring, telephone point, under-cupboard lighting, space for breakfast table and chairs, and double glazed window overlooking the rear garden. Door to utility room.

UTILITY ROOM

2.26m x 1.80m (7'5" x 5'11")



Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, wall mounted Glow Worm Energy 25R condensing gas fired central heating boiler, central heating and hot water controls, fitted

wall cupboards, hanging for cloaks, space for tall fridge/freezer, vinyl tile effect flooring, ceiling light point, and part-glazed door to outside.

FIRST FLOOR LANDING



Coved ceiling, ceiling light point, smoke alarm, spindled balustrade, and access to part-boarded loft space with retractable aluminium ladder and light. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

3.40m x 3.20m into wardrobe (11'2" x 10'6" into wardrobe)



Fitted wardrobes to the length of one wall with three sliding doors having hanging space and shelving, double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator with thermostat, and TV aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.69m x 1.37m (8'10" x 4'6")



White suite comprising: tiled shower enclosure with Bristan thermostatic shower, glazed shower screen and glazed door; low level WC; and pedestal wash hand basin. Part-tiled walls, mirror fronted medicine cabinet, vinyl tile effect flooring, single radiator with thermostat, towel rail, wall light with electric shaver point, two recessed ceiling spotlights, and double glazed window with obscured glass.

BEDROOM TWO

3.61m x 3.00m (11'10" x 9'10")



Double glazed window overlooking the front, coved ceiling, ceiling light point, single radiator, and built-in wardrobe with two sliding mirrored doors having hanging space and shelving.

BEDROOM THREE

2.92m x 2.74m (9'7" x 9')



Double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator with thermostat.

BEDROOM FOUR

2.69m x 2.11m plus door recess (8'10" x 6'11" plus door recess)



Double glazed window to side, coved ceiling, ceiling light point, and single radiator with thermostat.

FAMILY BATHROOM

2.49m max x 1.83m (8'2" max x 6')



White suite comprising: panelled bath with mixer tap, Mira electric shower over and glazed shower screen; low level WC; and pedestal wash hand basin with mixer tap. Part-tiled walls being fully tiled to the bath and shower area, vinyl tile effect flooring, recessed ceiling spotlights, extractor, electric shaver point, ladder style towel radiator, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, and double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with shrubbery and a block paved driveway, which leads to a double garage, A pathway at the side with wooden gate provides access to the rear garden.