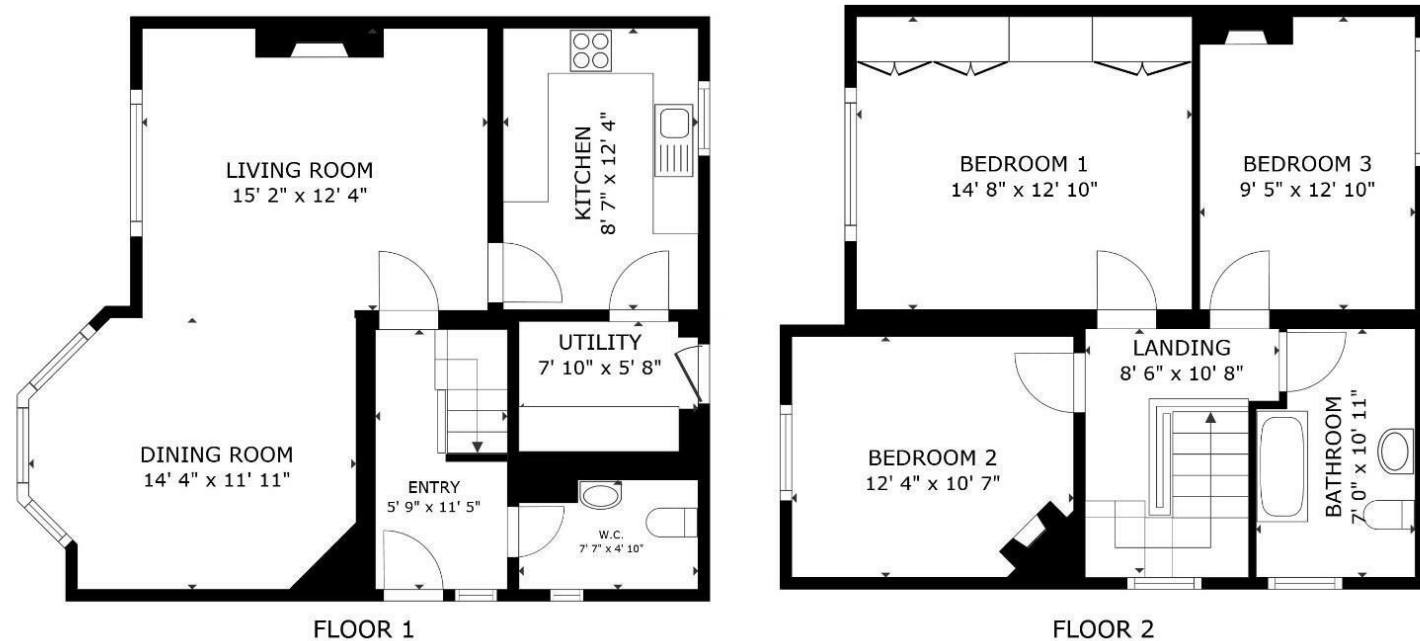


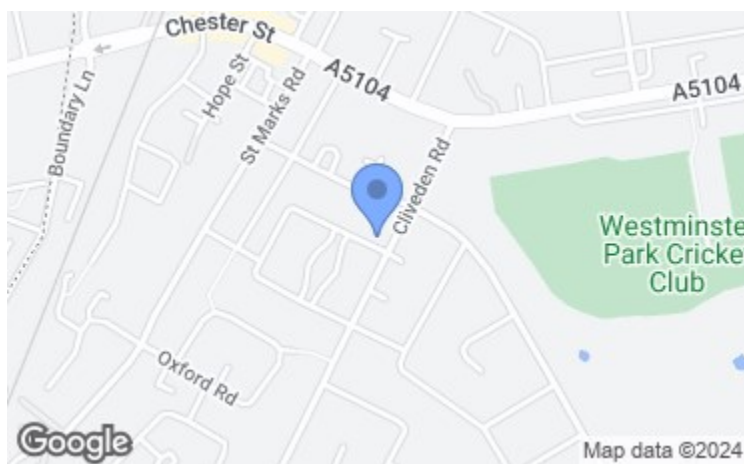
2 Windsor Road, Chester, CH4 8DN



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 644 sq.ft. FLOOR 2 631 sq.ft.  
TOTAL : 1,275 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Cavendish**  
ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**2 Windsor Road**  
Chester,  
CH4 8DN

**Offers Over**  
**£300,000**

\* THREE GOOD SIZE BEDROOMS \* IMPRINTED CONCRETE DRIVEWAY FOR THREE CARS & SINGLE GARAGE. An attractive three bedroom semi-detached house conveniently situated close to Hough Green and within easy reach of the city centre. The property, which is understood to have been built around 1945, has been modernised and improved by the current owners to a high standard. The accommodation briefly comprises: entrance hallway, downstairs WC, living room and dining room with engineered oak flooring, fitted kitchen with integrated cooking appliances and dishwasher, useful utility room, landing with spindled balustrade, bedroom one with fitted bedroom furniture, bedroom two and bedroom three which are both good sized bedrooms and feature the original cast-iron fireplaces, and a well appointed bathroom. The property benefits from UPVC double glazed windows, gas fired central heating with Hive controls, a burglar alarm system, and electric underfloor heating in the living room, kitchen, utility room and bathroom. Externally there is a lawned garden at the front with 0a privet boundary hedge and an imprinted concrete driveway for three cars leading to a larger than average single garage with remote control electronic door. To the rear the garden is designed for ease of maintenance with Indian stone paving and artificial grass.

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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## LOCATION

The property is located in a popular residential location, with local amenities nearby including a good range of shops in Westminster Park and neighbouring Saltney, together with the extensive facilities offered by the City Centre. There is a local primary school, Queen's Park High School and the Catholic High School in Handbridge and the renowned King's and Queen's Independent Schools within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. The Business Park is within a few minutes' drive, together with the A55 expressway which links into the motorway network.

## THE ACCOMMODATION COMPRISES:

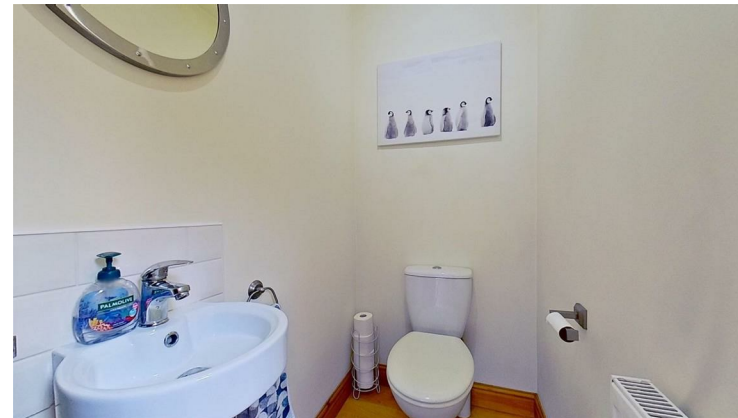
### ENTRANCE HALL

3.23m x 1.78m (10'7" x 5'10")



UPVC entrance door with double glazed leaded insert and UPVC double glazed leaded obscured glass window, engineered oak flooring with recessed mat well, Hive thermostatic heating controls single radiator, ceiling light point, mains connected smoke alarm, burglar alarm control pad, cupboard housing the electric meter and spindled staircase to the first floor. Doors to the cloakroom/WC and living room.

## CLOAKROOM/WC



Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, engineered oak flooring, ceiling light point, electrical consumer board, and UPVC double glazed window with obscured glass.

## LIVING ROOM

4.55m x 3.61m (14'11" x 11'10")



UPVC double glazed window overlooking the front, semi-recessed LED ceiling spotlights, chimney breast with decorative recess and recessed spotlight, two data points, engineered oak flooring, provision for wall mounted flat screen television, and double radiator with thermostat. Wide opening to the dining room and door to the kitchen.

right into Windsor Road 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 B - Cheshire West and Chester.

## AGENTS NOTES

- \* The Ideal central heating boiler was installed in 2022.
- \* There is electric underfloor heating in the living room, kitchen and utility room, and bathroom with individual thermostats.
- \* There are two data points in the living room, bedroom one, bedroom two, bedroom three, with the ethernet switch located in the loft. The router is located in the dining room.
- \* There is a Hive control for the central heating boiler and hot water.
- \* There is a full fibre connection to the property.
- \* The water is on an assessed charge.
- \* The property is protected by a burglar alarm system which includes both the house and the garage.

## 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.

## 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.

## 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.

## 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

### SINGLE GARAGE

4.93m x 3.07m (16'2" x 10'1")



Larger than average single brick-built garage with a pitched tiled roof and remote control electronic sectional garage door, four single glazed windows, burglar alarm control pad, ample power points, LED strip lighting, electrical consumer unit for the garage. On the outside of the garage there are UPVC fascia boards and soffits with LED sensor soffit lighting. To the rear of the garage there is a small Indian stone paved courtyard area with bin storage area and privet hedge, external gas meter cupboard.



### OUTSIDE REAR



To the rear the garden has been attractively landscaped and designed for ease of maintenance with Indian stone paving and artificial grass with a feature curved low brick wall and decorative stone being enclosed by concrete sectional wooden panelled fencing. White magnolia tree, LED garden lighting, outside water tap and floodlighting to side and rear.



### DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit into Hough Green. Continue along Hough Green and at the traffic lights turn left into Cliveden Road. Then take the second turning

### DINING ROOM

4.09m into bay x 3.00m (13'5" into bay x 9'10")



UPVC double glazed bay window overlooking the front, double radiator with thermostat, telephone point, engineered oak flooring, and ample space for dining table and chairs with three pendant light points above.



### KITCHEN

3.61m x 2.39m (11'10" x 7'10")



Fitted with a modern range of solid oak fronted base and wall level units incorporating drawers, cupboards and a magic corner cupboards with laminated worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Neff gas hob with glass splashback and extractor above, and built-in Neff electric fan assisted oven and grill. Integrated Bosch dishwasher, concealed under-cupboard lighting, recessed LED ceiling spotlights, tiled floor, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden. Door to utility room.

### UTILITY ROOM

2.16m x 1.83m (7'1" x 6')



Fitted worktop with plumbing and space for washing machine, space for fridge and freezer beneath, triple wall cupboards (one cupboard housing an Ideal Logic Max Combi C30 condensing gas fired central heating boiler),

tiled floor, single radiator, ceiling light point, and UPVC double glazed door to outside.

**BEDROOM TWO**  
3.48m x 3.00m (11'5" x 9'10")



Decorative cast-iron fireplace, ceiling light point, single radiator with thermostat, , two data points, and UPVC double glazed window overlooking the front.

**BEDROOM THREE**  
3.61m x 2.67m (11'10" x 8'9")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, chimney breast with decorative cast-iron fireplace, and two data points.

**BATHROOM**  
2.97m x 2.13m (9'9" x 7')

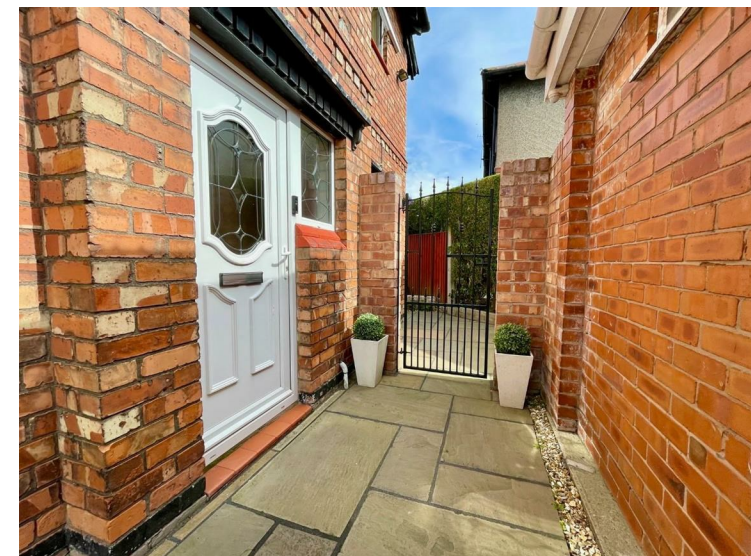


Modern white suite with chrome style fittings comprising: tiled bath with mixer tap, Mira mixer shower over and folding glazed shower screen, low level dual flush WC, pedestal wash hand basin with mixer tap. Fully tiled walls with decorative border tile, two electric chrome ladder style towel radiators, tiled floor with electric underfloor heating, ceiling light point, extractor, UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**



To the front there is a neatly laid lawned garden with decorative stone, wooden fencing and privet boundary hedge. A large imprinted concrete driveway with parking for three cars leads to a larger than average single garage.



**LANDING**



Spindled balustrade, ceiling light point, mains connected smoke alarm, UPVC double glazed window to side, and access to loft space with retractable wooden ladder and roof light. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**  
4.29m x 3.61m into wardrobe (14'1" x 11'10" into wardrobe)



Fitted with a modern range of bedroom furniture incorporating a double wardrobe, triple wardrobe and double cupboard with display shelf and LED lighting, ceiling light point, single radiator with thermostat, two data points, and UPVC double glazed window overlooking the front.