

Total area: approx. 79.3 sq. metres (854.0 sq. feet)



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	46	82
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	30	62
	EU Directive 2002/91/EC	



11 Fairmeadow

Pulford,
CH4 9EX

£300,000

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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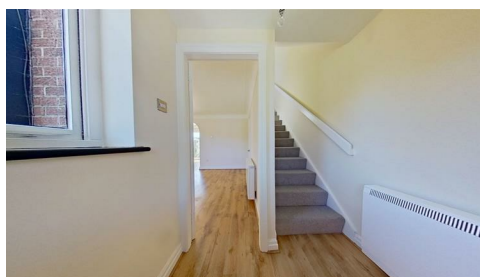
* DESIRABLE VILLAGE LOCATION * SMALL CUL-DE-SAC * NO ONWARD CHAIN. A two bedroom link-detached house forming part of a small cul-de-sac development off Old Lane in the popular village of Pulford. The accommodation, which has been newly decorated and re-carpeted, briefly comprises: open porch with integral store cupboard, entrance hall, living room with open fireplace, dining room with patio doors to outside, fitted kitchen with integrated cooking appliances, landing with airing cupboard, two good sized bedrooms and bathroom. The property benefits from electric heating. Externally, there is a small lawned garden at the front with shrubbery and a tarmac driveway leading to a single garage. To the rear there is a lawned garden with well stocked borders and flagged patio area being enclosed by wooden fencing. There is no onwards chain involved in the sale of this property.

LOCATION

There are local amenities in Pulford which include beauty salon, Church and public houses, with the neighbouring village of Rossett providing a more comprehensive range of shops and schools. Chester and Wrexham are both easily accessible, together with the A55 which leads to North Wales, the M53 and motorway network.

THE ACCOMMODATION COMPRISES:**PORCH**

Canopy style porch with wooden pillar, outside lantern style light and built-in store housing the fuse box and electrical consumer board. Wooden panelled entrance door with glazed inserts to the Entrance Hall.

ENTRANCE HALL

Ceiling light point, single glazed window, electric storage heater, laminate wood strip flooring and staircase to the first floor. Door to the living room.

LIVING ROOM

4.55m x 3.15m (14'11" x 10'4")



Single glazed window overlooking the front, TV aerial point, electric storage heater, deep covered ceiling with ceiling light point, telephone point, laminate wood strip flooring, open fireplace with slate hearth and built-in understairs storage cupboard. Archway opening to dining room.

DINING ROOM

2.72m x 2.49m (8'11" x 8'2")



Deep coved ceiling with ceiling light point, electric storage heater, laminate wood strip flooring and double glazed sliding patio doors to the rear garden. Door to the kitchen.

KITCHEN

2.72m x 2.46m plus recess (8'11" x 8'1" plus recess)



Fitted with a range of white fronted units incorporating drawers, cupboards and wine rack with laminated granite-effect worktops. Inset single bowl stainless steel sink unit and drainer, fitted four-ring Ignis electric hob with Neff extractor above and built-in Neff electric fan assisted oven and grill, plumbing and space for washing machine, space for tall fridge freezer, ceiling light point, tiled floor, electric storage heater, single glazed window overlooking the rear garden and wooden panelled door with glazed inserts to outside.

FIRST FLOOR LANDING

Single glazed window to side, ceiling light point, access to loft space and built-in cupboard housing the hot water cylinder and immersion heater with slatted shelf.

BEDROOM 1

4.57m x 2.72m (15' x 8'11")



Single glazed window overlooking the front, ceiling light point, Dimplex electric storage heater and built-in over-stairs storage cupboard with hanging rail and shelf.

BEDROOM 2

3.40m x 2.97m (11'2" x 9'9")



Single glazed window overlooking the rear with views across farmland, wall mounted electric heater, ceiling light point and telephone point.

BATHROOM

2.03m x 2.01m max (6'8" x 6'7" max)



White suite comprising: bath with tiled side panel and Triton T80 electric shower over; pedestal wash hand basin; and low-level dual flush WC. Part-tiled walls, wooden panelled ceiling with ceiling light point, tiled floor, electric shaver point, Dimplex electric wall heater, and single glazed window with obscured glass.

OUTSIDE FRONT

The property forms part of a small cul-de-sac of just 12 houses. To the front there is a lawned garden with shrubbery and tarmac driveway leading to a single garage. A gated pathway at the side provides access to the rear garden.

SINGLE GARAGE

5.00m x 2.59m (16'5" x 8'6")

Ceiling light point, power point, access to loft space and rear personal door.

OUTSIDE REAR

To the rear there is a lawned garden with flagged patio, crazy paving and well stocked borders being enclosed by wooden fencing. The garden enjoys a good degree of privacy.

**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 A55 Expressway continue straight across. Then take the turning left signposted Eccleston and Pulford onto the B5445. Follow the road through Belgrave and Cuckoo's Nest. Follow the road into Pulford. On entering into Pulford take the turning left into Old Lane. Then take the first turning left into Fairmeadow and the property can be found on the right hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester

AGENTS NOTES

* Services - Mains water, electricity and drainage are connected.

* Electric heating.

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/SC