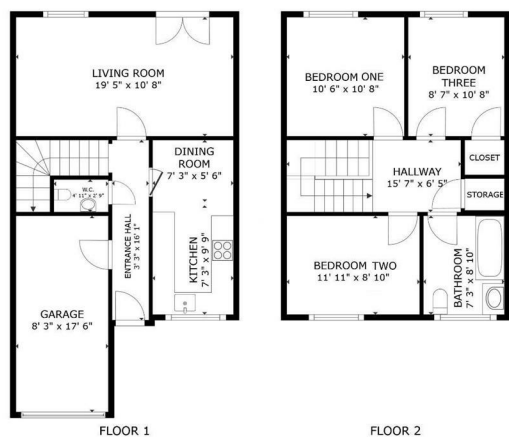


95 Marian Drive, Great Boughton, Chester, CH3 5RY



GROSS INTERNAL AREA:
FLOOR 1: 149 SQ. FT. FLOOR 2: 107 SQ. FT.
EXCLUDED AREAS: GARAGE 145 SQ. FT.
TOTAL: 262 SQ. FT.

Matterport

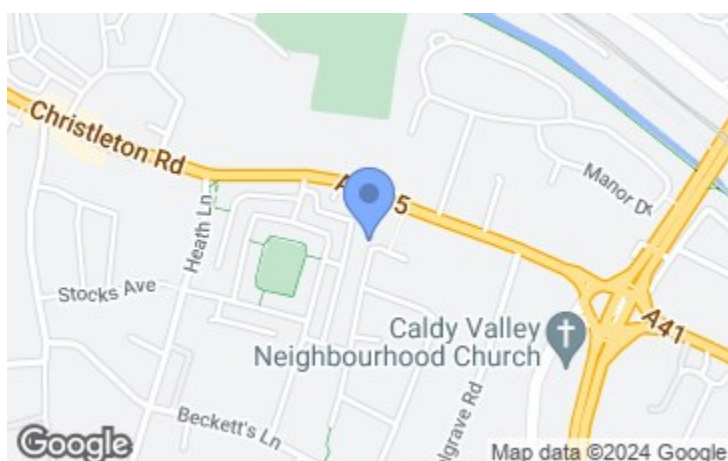
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



| 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 | |

95 Marian Drive
Great Boughton, Chester,
CH3 5RY

£240,000

TOWNHOUSE STYLE PROPERTY. POPULAR SUBURB OF GREAT BOUGHTON. NO ONWARD CHAIN. A modern three bedroom townhouse style property located along Marian Drive in the popular suburb of Great Boughton. The accommodation briefly comprises open porch, hallway, downstairs WC, kitchen, living room with French doors to the garden, landing with walk in storage cupboard, three good size bedrooms and bathroom with modern white suite. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combi boiler. Externally there is a lawned garden at the front with driveway parking and single garage. To the rear there is a delightful lawned garden and flagged patio with well stocked borders being fully enclosed by wooden fencing. 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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



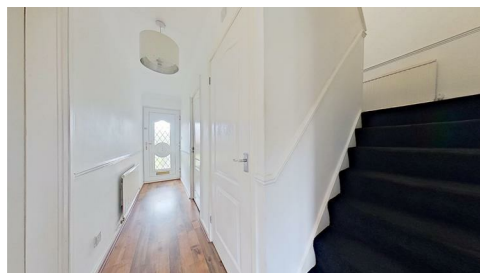
www.cavendishproperties.co.uk

LOCATION

Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both close by. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:**PORCH**

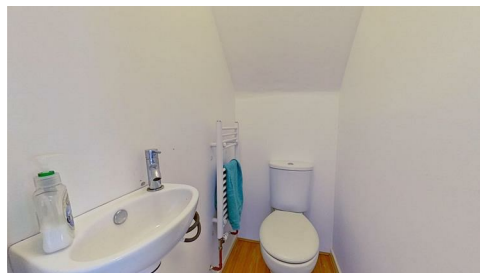
Open porch with outside lantern style light. UPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Ceiling light point, smoke alarm, single radiator, laminate wood strip flooring, coved ceiling, staircase to the first floor. Doors to the downstairs WC, living room and kitchen.

DOWNSTAIRS WC

1.37m x 0.86m (4'6" x 2'10")



Comprising: low level dual-flush WC; and wall

mounted wash hand basin with mixer tap. Ladder style towel radiator with thermostat, laminate wood strip flooring, extractor, and wall light point.

KITCHEN

4.37m x 2.13m (14'4" x 7')



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with granite worktops and matching upstands. Inset single bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop, fitted four ring Hotpoint touch control ceramic electric hob with granite splashback, wall mounted extractor above, built in Neff electric fan assisted oven and grill, integrated AEG dishwasher, fridge and freezer, vinyl mosaic tile effect flooring, double radiator with thermostat, recessed ceiling spotlights, coved ceiling, LED kickboard lighting, UPVC double glazed window overlooking the front.

LIVING ROOM

5.66m x 3.15m (18'7" x 10'4")



UPVC double glazed French doors to the rear garden, UPVC double glazed window, coved ceiling, two ceiling light points, double radiator with thermostat, and built-in understairs storage cupboard.

**FIRST FLOOR LANDING**

Spacious landing area with single radiator on the half landing, coved ceiling, ceiling light point, access to loft space, carbon monoxide alarm, and walk-in storage cupboard with hanging rails and shelving. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.15m x 3.12m (10'4" x 10'3")



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

BEDROOM TWO

3.48m x 2.49m (11'5" x 8'2")



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

BEDROOM THREE

3.18m x 2.46m (10'5" x 8'1")



UPVC double glazed window overlooking the rear, ceiling light point, coved ceiling, single radiator with thermostat, built-in cupboard with hanging rail, shelving and housing a Worcester Greenstar combination gas fired central heating boiler, and TV aerial connection.

BATHROOM

2.46m x 2.08m (8'1" x 6'10")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, Triton electric shower over and glazed folding shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Vinyl floor covering, chrome ladder style towel radiator, fully tiled walls, recessed ceiling spotlights, mirror fronted medicine cabinet and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front of the property there is a lawned garden with border and a concrete driveway leading to a single garage.

SINGLE GARAGE

With an up and over garage door, single glazed window to side, light point, gas meter, electric meter, telephone point, fitted shelving, plumbing for washing machine, and personal door to the hall.

OUTSIDE REAR

To the rear there is a neatly laid lawned garden with well stocked borders and flagged patio being enclosed by wooden fencing and trellis with climbing plants.

**DIRECTIONS**

From the city centre proceed through Boughton and at the old Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. Continue past the parade of shops and turn right at the Peacock Public House into Heath Lane. Follow Heath Lane, past the Boughton Medical Centre, and at the crossroads turn left into Becketts Lane. Continue past the Boughton Heath Primary School and take the turning left after Kingsley Road into Reeves Road, then take the first turning left into Marian Drive. Follow the road around to the right and the property will be found after some distance on the left 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.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.
* The property is on a water meter.
* There is a smart meter for the gas and electric provided by British Gas.

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