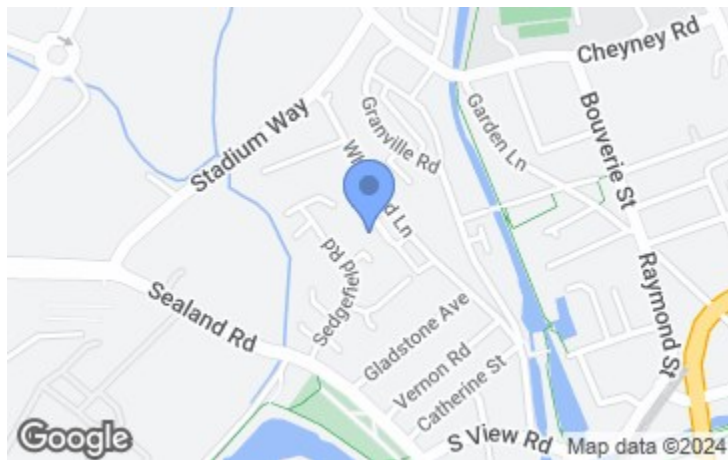


Matterport

Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



4 The Hollies

Chester,
CH1 4AA

£285,000

* DRIVEWAY PARKING FOR TWO CARS * SOUTH FACING GARDEN * CLOSE TO THE CANAL BASIN AND CITY CENTRE. A modern three bedroom townhouse style property forming part of a small development conveniently situated off Whipcord Lane within easy walking distance of the city centre. The accommodation briefly comprises: entrance hall, downstairs WC, fitted kitchen with integrated appliances, living room/dining area with French doors to outside, first floor landing, bedroom two, bedroom three, bathroom, second floor landing, principal bedroom with built-in wardrobe and en-suite shower room. The property benefits from gas fired central heating and has double glazed windows. Externally there is a lawned garden at the front with shrubbery, flagged pathway and tarmac driveway parking for two cars. To the rear there is a flagged patio and lawned garden enclosed by wooden fencing enjoying a sunny aspect. If you are looking for a modern house which is ready to move into and close to the city then we would strongly urge you to view.

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.



LOCATION



The property is ideally situated for the amenities of Chester City Centre and the Greyhound Retail Park. The city centre provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. There is a Tesco, Aldi, Lidl and ASDA supermarket situated close by. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

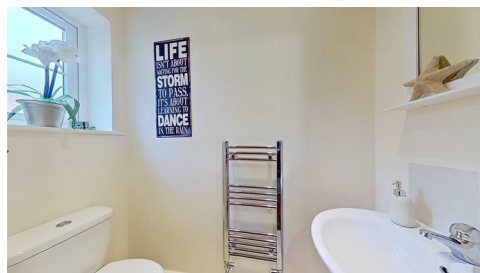
Composite entrance door with double glazed inserts to the entrance hall.

ENTRANCE HALL

Ceiling light point, single radiator, laminate wood strip flooring, telephone point, and turned spindled staircase to the first floor. Oak panelled doors to the living room/dining area, kitchen and cloakroom/WC.

CLOAKROOM/WC

1.80m x 0.84m (5'11" x 2'9")



White suite comprising: pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Tiled floor, chrome ladder style towel radiator, two recessed ceiling spotlights, extractor, electrical consumer board, and UPVC double glazed window with obscured glass.

KITCHEN

3.05m x 1.80m (10' x 5'11")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with extendable mixer tap. Fitted four-ring Samsung touch control electric ceramic hob with stainless steel splashback, extractor above, and built-in Samsung electric fan assisted oven and grill. Integrated fridge and freezer, dishwasher, microwave and washing machine. Under-cupboard spotlighting, vinyl flooring, recessed ceiling spotlights, and UPVC double glazed window overlooking the front.

LIVING ROOM/DINING AREA

4.78m max x 3.96m max (15'8" max x 13' max)



UPVC double glazed French doors to the rear garden with double glazed windows at each side, two ceiling light points with dimmer switch controls, double radiator with thermostat, laminate wood effect strip flooring, TV aerial point, and useful built-in understairs storage cupboard.



FIRST FLOOR LANDING



Spindled balustrade, mains connected smoke alarm, ceiling light point, single radiator with thermostat, and staircase to the second floor. Oak panelled doors to bedroom two, bedroom three and bathroom.

BEDROOM TWO

3.96m x 3.05m (13' x 10')



Two UPVC double glazed windows overlooking the rear, ceiling light point, single radiator with thermostat, and laminate wood effect strip flooring.

BEDROOM THREE

3.94m max x 2.77m max (12'11" max x 9'1" max)



Two UPVC double glazed windows overlooking the front, single radiator with thermostat, and laminate wood strip flooring.

BATHROOM

1.91m x 1.83m (6'3" x 6')



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower

over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled to bath and shower area with decorative border tile, tiled floor, chrome ladder style towel radiator, recessed ceiling spotlights, and extractor.

SECOND FLOOR LANDING



Double glazed roof light, ceiling light point, and mains connected smoke alarm. Oak panelled door to the principal bedroom.

PRINCIPAL BEDROOM

3.38m plus doorway x 2.90m (11'1" plus doorway x 9'6")



Two double glazed roof lights with fitted blinds, access to boarded loft space with light point and fold-down wooden ladder, single radiator, provision for wall mounted flat screen television, thermostatic heating controls, useful built-in storage cupboard with hanging rail, and built-in cupboard with slatted shelving housing the gas fired central heating boiler. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.24m max x 1.88m (7'4" max x 6'2")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with mixer shower, glazed shower screen and glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls with tiled display shelf, chrome ladder style towel radiator, vinyl floor covering, electric shaver point, recessed ceiling spotlights, and double glazed roof light with fitted blind.

OUTSIDE FRONT

To the front of the property there is a small lawned garden with hedge and double width tarmac driveway. External gas and electricity meter cupboards, and outside sensor light.

OUTSIDE REAR



To the rear there is a lawned garden with flagged patio, pathway and decked seating area being enclosed by wooden fencing with decorative stone borders, External double power point and outside sensor light. Pedestrian access is available to the rear.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street which leads into Sealand Road. Then take the turning right after Tower Road into South View Road, and then the second turning left into Whipcord Lane. Follow Whipcord Lane passing the turnings for Catherine Street, Vernon Road and Gladstone Avenue. Then take the second side road on the left hand side and the entrance to The Hollies will be found ahead of you.

TENURE

* Leasehold - term 999 years from 1st January 2024.
* Ground rent - currently £250 per annum (2024).

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is on a water meter.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. 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

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.