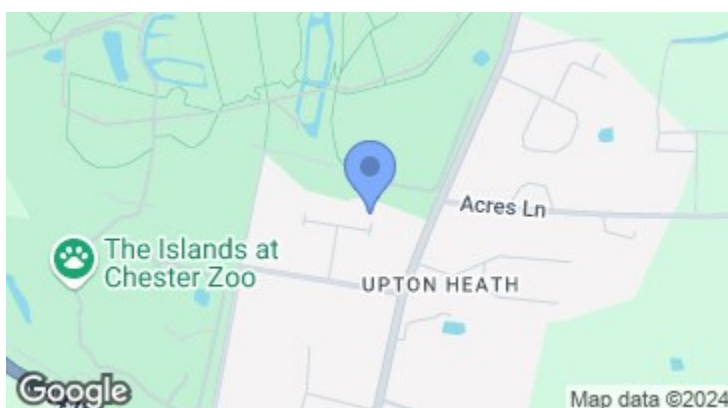


FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 631 sq.ft.
 TOTAL : 631 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		87
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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		
	EU Directive 2002/91/EC	



20 Oakfield Avenue

Upton, Chester,
 CH2 1LQ

£220,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* DETACHED BUNGALOW * CUL DE SAC POSITION. A two bedroom detached bungalow forming part of a small-cul-de-sac close to Caughall Road in the popular suburb of Upton. The accommodation briefly comprises: entrance porch, hallway, living room with bay window and tiled fireplace, fitted kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with tarmac driveway, whilst to the rear there is a low maintenance tarmacked garden. There is no onward chain involved in the sale of this property.



LOCATION

The property is conveniently situated close to the Acresfield Community Primary School. There is also a parade of shops on Weston Grove to include a Tesco Express, fish and chip shop, and chinese takeaway. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:**PORCH**

2.11m x 1.17m (6'11" x 3'10")

UPVC double glazed entrance door, ceiling light point, and UPVC double glazed window with obscured glass. Door to entrance hall.

ENTRANCE HALL

UPVC double glazed window with obscured glass, double radiator with thermostat, air vent, mains connected smoke alarm, picture rails, and access to loft space. Doors to the living room, kitchen, bedroom one, bedroom two and bathroom.

LIVING ROOM

4.22m x 3.89m into bay (13'10" x 12'9" into bay)



UPVC double glazed bay window overlooking the front, ceiling light point, double radiator with thermostat, and tiled fireplace.

KITCHEN

2.84m x 1.98m (9'4" x 6'6")



Fitted with a range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer. Fitted four-ring electric hob and built-in electric fan assisted oven and grill. Wall tiling to work surface areas, ceiling light point, mains connected heat alarm, laminate wood strip flooring, gas meter and electric meter, wall mounted Worcester Greenstar condensing combi boiler. BT Openreach telephone point, plumbing and space for washing machine, two UPVC double glazed windows, and UPVC double glazed door to outside.

BEDROOM ONE

3.86m x 2.87m (12'8" x 9'5")



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

BEDROOM TWO

2.92m x 2.57m (9'7" x 8'5")



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

BATHROOM

2.26m x 1.50m (7'5" x 4'11")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and Triton electric shower over; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Single radiator, wet flooring, ceiling light point, extractor, wet

boarding to walls, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property forms part of a small cul-de-sac of similar style bungalows. To the front there is a lawned garden with hedge, wall and boundary fencing. A tarmac driveway extends to the side.

OUTSIDE REAR

To the rear there is a low maintenance tarmaced garden.

DIRECTIONS

From Chester city centre, proceed along St Martin's Way to the Fountains roundabout and take the first exit on to the Parkgate Road. Keep in the right hand lane and follow the road around on to the Liverpool Road. Continue over the two mini-roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight ahead again and at the central

reservation turn right into Mill Lane.

Continue under the bridge and across the mini roundabout into Heath Road. At the traffic lights continue straight ahead into Caughall Road. Follow Caughall Road and take the second turning left into Oakfield Drive. The take the first turning right into Oakfield Avenue and at the T-junction turn right. The property will be found at the end of the cul-de-sac 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.

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