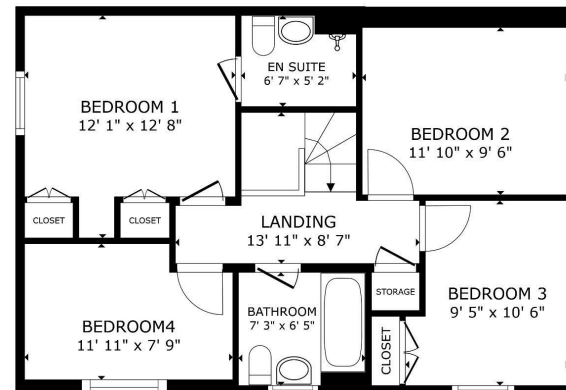


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 303 sq.ft., FLOOR 2 643 sq.ft.  
TOTAL 1,346 sq.ft.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	84
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**33 Athena Grove**  
Chester,  
CH4 7FF

**£400,000**

\* FOUR BEDROOMS \* PRESTIGIOUS KINGS MOAT GARDEN VILLAGE DEVELOPMENT \* DRIVEWAY \* GARGAE. An attractive four bedroom detached house forming part of a new development within easy reach of the city centre. The property is the 'Trusdale' design by Taylor Wimpey and extends to approximately 1243 sq ft The accommodation briefly comprises: entrance hall, downstairs WC, living room with media wall and French doors to outside, open-plan dining kitchen with integrated appliances and utility room, landing, principal bedroom with fitted bedroom furniture and en-suite shower room, three further bedrooms, and a well appointed family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front and side with tarmac driveway parking leading to a single brick-built detached garage. There is also an enclosed lawned garden with paved area being enclosed by high brick walling and wooden fencing enjoying a south easterly aspect. Viewing highly recommended.

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 forms part of the very popular Kings Moat Garden Village development and is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

**THE ACCOMMODATION COMPRISES:****CANOPY PORCH**

Outside lantern style light. Composite double glazed entrance door to the entrance hall.

**ENTRANCE HALL**

Ceiling light point, built-in cupboard housing the electrical consumer board with shelving, mains connected smoke alarm, single radiator with thermostat, digital thermostatic heating controls for the ground floor, laminate wood strip flooring, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the downstairs WC, living room and kitchen/dining area.

**DOWNSTAIRS WC**

1.85m x 1.47m (6'1" x 4'10")



White suite comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Two recessed LED ceiling spotlights, vinyl flooring, single radiator with thermostat, and extractor.

**LIVING ROOM**

6.10m x 3.48m (20' x 11'5")



Feature media wall with electric log-effect fire, built in storage cupboards to each side, shelving with display spotlighting and provision for wall mounted flat screen television. Recessed LED ceiling spotlights, mains connected smoke alarm, telephone point, TV aerial point, laminate wood strip flooring, double radiator with thermostat, single radiator with thermostat, UPVC double glazed window overlooking the front, and UPVC double glazed French doors with full height double glazed windows at each side to the garden.

balance of the NHBC certificate.

\* There is wiring present for a car charging point.

\* The property benefits from a number of additional features to include fitted wardrobes in bedroom one and bedroom three, a part-boarded loft space with retractable wooden ladder, media wall in the living room, recessed LED ceiling spotlights in the living room and dining kitchen, and fitted blinds.

**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

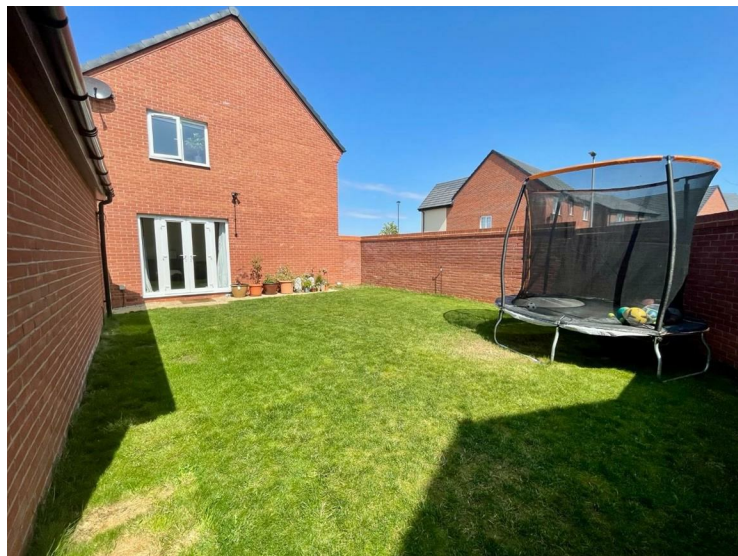
FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

## GARDEN



The garden is laid mainly to lawn with paving being enclosed by brick walling and wooden fencing. Outside water tap, and outside sensor spotlighting. The garden enjoys a south easterly aspect.



## DIRECTIONS

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Follow Roman Crescent and take the third turning right into Athena Gardens. The property will then be found immediately 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 E - Cheshire West and Chester County Council.

## AGENT'S NOTES

- \* The property benefits from gas fired central heating with two zone digital thermostatic heating controls.
- \* The property is the 'Trusdale' design by Taylor Wimpey. Sq Ft 1243.
- \* There is a service charge for the maintenance of the development which is currently £238 (2024).
- \* The property was purchased new in 2022 and there is the

## KITCHEN/DINING AREA

6.12m x 3.61m narrowing to 2.24m (20'1" x 11'10" narrowing to 7'4")



Openplan kitchen/dining area.

## KITCHEN AREA



Fitted with a contemporary range of dark blue fronted base and wall level units incorporating drawers and cupboards with laminated stone effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted five ring Zanussi gas hob with splashback, extractor above and built-in Zanussi electric double oven and grill. Built in fridge/freezer and integrated Zanussi dishwasher. Recessed LED ceiling spotlights, ceiling extractor, LED kickboard lighting, under-cupboard spotlighting, wall cupboard housing an Ideal condensing gas fired central heating boiler, and UPVC double glazed window with fitted blinds. Opening to the utility room.

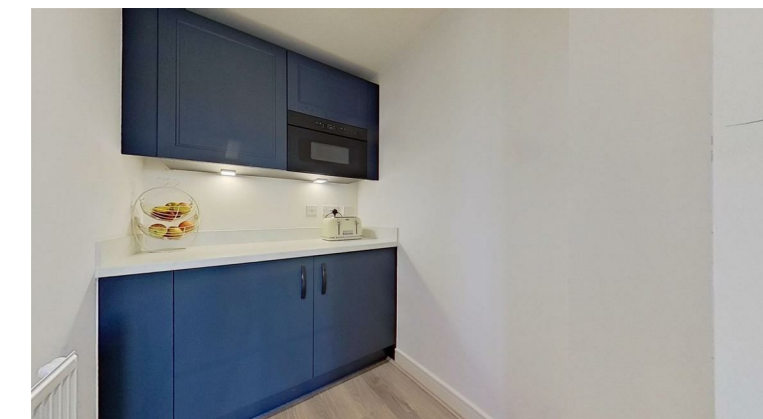
## DINING AREA



Two UPVC double glazed windows with fitted blinds, recessed LED ceiling spotlights, single radiator with thermostat, and space for dining table and chairs.

## UTILITY ROOM

2.03m x 1.63m (6'8" x 5'4")



Fitted worktop with storage cupboard and integrated AEG washing machine beneath, wall cupboards with integrated microwave, under-cupboard lighting, single radiator with thermostat, recessed LED ceiling spotlight, and laminate wood strip flooring.

## LANDING

Spindled balustrade, ceiling light point, mains connected smoke alarm, single radiator with thermostat, built-in cupboard housing the pressurised hot water cylinder, and access to part-boarded loft space with retractable wooden ladder. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

**PRINCIPAL BEDROOM**

3.61m max x 3.53m (11'10" max x 11'7")



Fitted with a modern range of bedroom furniture incorporating two double wardrobes with hanging space, shelf and drawers, and central three drawer unit with matching mirror and pelmet with downlights, UPVC double glazed window overlooking the rear, ceiling light point, single radiator, TV aerial point, and digital thermostatic heating controls for the first floor. Door to the en suite shower room.

**EN-SUITE SHOWER ROOM**

2.06m x 1.42m (6'9" x 4'8")



Comprising: tiled shower enclosure with thermostatic mixer shower and folding glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, tiled floor, recessed LED ceiling spotlights, extractor, mirror fronted medicine cabinet, and chrome ladder style towel radiator with thermostat.

**BEDROOM TWO**

3.63m x 2.97m (11'11" x 9'9")



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

**BEDROOM THREE**

3.07m x 2.54m plus recess (10'1" x 8'4" plus recess)



Two UPVC double glazed windows, ceiling light point, single radiator with thermostat, fitted double wardrobe with hanging rail, shelf, drawer unit and LED sensor lighting.

**BEDROOM FOUR**

3.61m x 2.26m max (11'10" x 7'5" max)



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

**FAMILY BATHROOM**

2.13m x 1.93m (7' x 6'4")



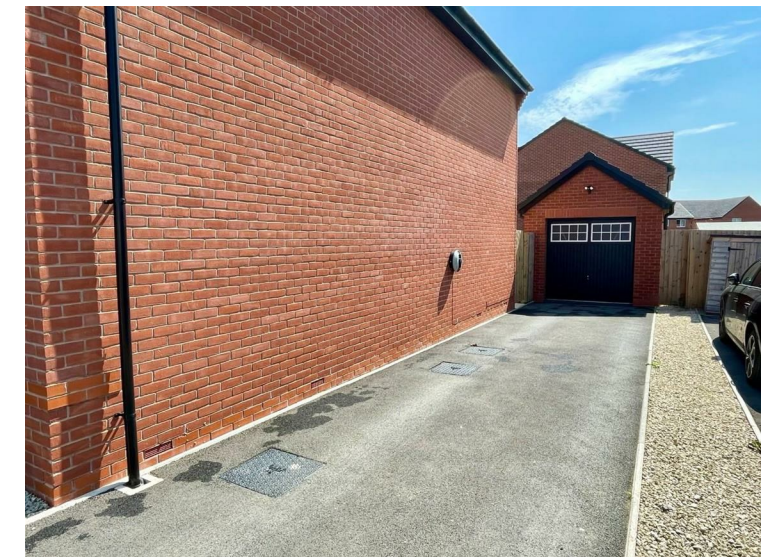
Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic shower over, folding glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, recessed LED ceiling spotlights, extractor, vinyl tile effect flooring, chrome ladder style towel radiator with thermostat, and UPVC double glazed window with obscured glass.

**OUTSIDE**

To the front and side there is a neatly laid lawn with hedging, flower border and flagged pathway. External gas and electric meter cupboard. Double power point. A tarmac driveway leads to a single brick-built garage. A wooden gate between the house and the garage provides access to the rear garden.

**SINGLE GARAGE**

6.10m x 3.07m (20' x 10'1")



With an up and over garage door, useful roof storage area, power and light.