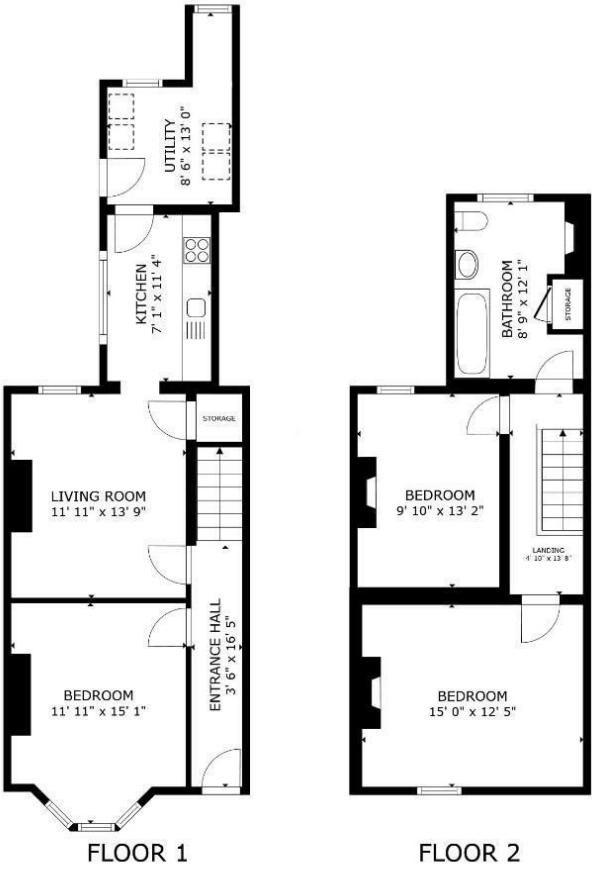
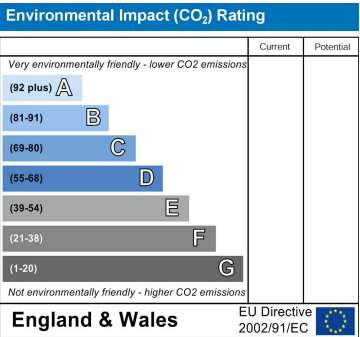
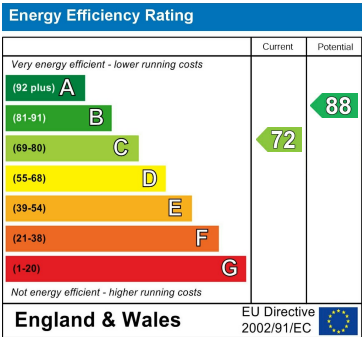
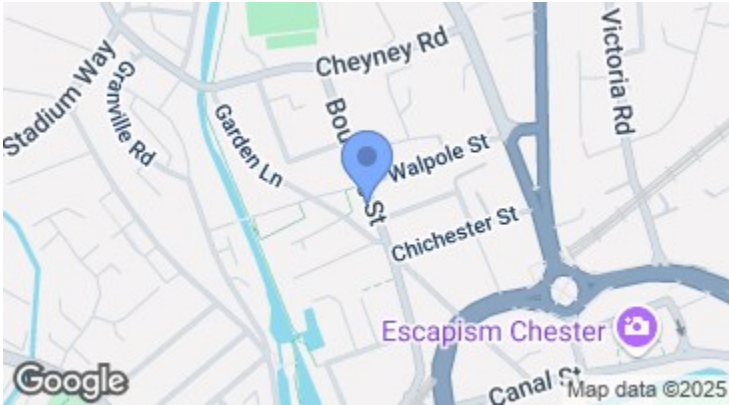


15 Bouverie Street, Chester, CH1 4HF



GROSS INTERNAL AREA  
FLOOR 1 606 sq.ft. FLOOR 2 520 sq.ft.  
TOTAL : 1,126 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



15 Bouverie Street

Chester,  
CH1 4HF

Price  
£235,000

\* IDEAL INVESTMENT PROPERTY \* CLOSE TO UNIVERSITY & CITY CENTRE \* THREE LETTING ROOMS.

A well presented period terraced house located in a convenient position along Bouverie Street and ideally situated within walking distance of the University of Chester and the city centre. The accommodation briefly comprises: entrance hall, living room, modern fitted kitchen with separate utility room, letting room one, landing, letting room two, letting room three and a well appointed bathroom. The property benefits from UPVC double glazed windows and has gas-fired central heating with Hive active heating. To the rear there is a large walled courtyard with pedestrian access gate. The property is currently fully let to students for the academic year 2024/2025 with a gross income (before utility bills area taken off) of £20,655 per annum.

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naei | propertymark  
PROTECTED

The Property  
Ombudsman

www.cavendishproperties.co.uk



LOCATION

The property is ideally situated close to local amenities, the City Centre and the Greyhound Retail Park which offer a wide variety of shopping facilities, health and fitness centres, tennis club, golf clubs, museums and parks. Chester University is within easy walking distance. 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:

ENTRANCE HALL

4.65m x 1.04m (15'3" x 3'5")

Composite double glazed entrance door with double glazed window light above, electric meter, electrical consumer board, coved ceiling, ceiling light point, single radiator with thermostat, mains connected smoke alarm, original tiled floor, and staircase to the first floor. Doors to the living room and room one.

LIVING ROOM



Ceiling light point, single radiator with thermostat, laminate wood strip flooring, mains connected smoke alarm, useful built-in understairs storage cupboard with shelving and light point, Hive central heating and hot water controls, and UPVC double glazed window.

KITCHEN

3.38m x 2.06m (11'1" x 6'9")



Fitted with a modern range of cream high gloss

fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands, inset single bowl stainless steel sink unit and drainer with mixer tap, fitted four ring touch control ceramic hob with stainless steel splashback, chimney style extractor above, built in electric fan assisted oven and grill, UPVC double glazed window, single radiator, laminate wood strip flooring, mains connected heat alarm, extractor, recessed LED ceiling spotlights, glazed door to utility room.

UTILITY ROOM

2.62m x 2.39m (8'7" x 7'10")



Fitted worktop with plumbing and space for washing machine and tumble dryer beneath, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, space for fridge/freezer, ceiling light point, mains connected heat alarm, laminate wood strip flooring, and UPVC double glazed window. Opening with step to the store.

STORE

1.37m x 0.91m (4'6" x 3')

UPVC double glazed windows, wall light point, and laminate wood strip flooring.

ROOM ONE

4.42m into bay x 3.35m (14'6" into bay x 11')



UPVC double glazed bay window overlooking the front, moulded ceiling rose with light point, coved ceiling, double radiator with thermostat, cupboard housing the gas meter, and chimney breast with concealed fireplace and tiled hearth.

LANDING

3.99m x 1.42m (13'1" x 4'8")

Spindle balustrade, ceiling light point, mains connected smoke alarm, and built-in storage unit with double cupboard and large storage drawer. Doors to room two and room three and bathroom.

ROOM TWO

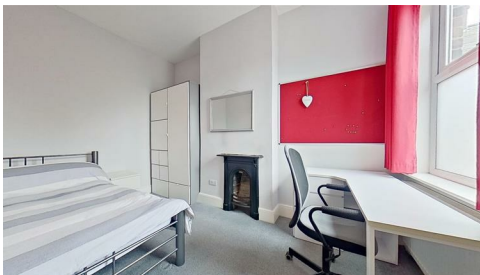
4.52m x 3.63m (14'10" x 11'11")



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, chimney breast with decorative cast-iron fireplace.

ROOM THREE

4.01m x 2.87m (13'2" x 9'5")



UPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, and chimney breast with decorative cast-iron fireplace.

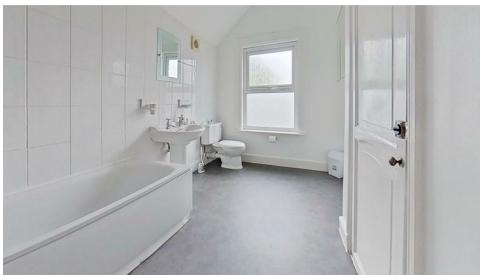
BATHROOM

3.45m x 2.57m max (11'4" x 8'5" max)



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower over, shower curtain and rail; pedestal

wash hand basin; and low level WC. Airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, decorative cast-iron fireplace, vinyl floor covering, recessed LED ceiling spotlights, access to loft space, mirror fronted medicine cabinet, wall tiling to bath and shower area, and UPVC double glazed window with obscured glass.



OUTSIDE



To the rear there is a generous size walled courtyard style garden with Indian stone paving, outside light and pedestrian access gate.



DIRECTIONS

From the agents Chester Office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street which leads into St. Martin's Way. At the Fountains roundabout take the first exit and keeping in the

left hand lane, continue along the A540 Parkgate Road. At the traffic lights turn left into Cheyney Road. Then take the first turning left into Bouverie Street and the property will be found after some distance on the right hand side.

TENURE

\* Tenure - understood to be Freehold.

Purchasers should verify this through their solicitors.

COUNCIL TAX

\* Council Tax Band B - Cheshire West and Chester County Council.

AGENTS NOTES

\* Services - We understand that mains gas, electricity, water and drainage are connected.

\* The property benefits from Hive Active Heating.

\* The property is on a water meter.

\* The property is currently let and is fully occupied to students for the academic year 2024/2025 with an income gross income (before utility bills are taken off) of £20,655. The rooms are charged for 51 weeks of the year with the room prices as follows: Room 1 is £135 pw, Room 2 is £140 pw, and Room 3 is £130 pw.

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