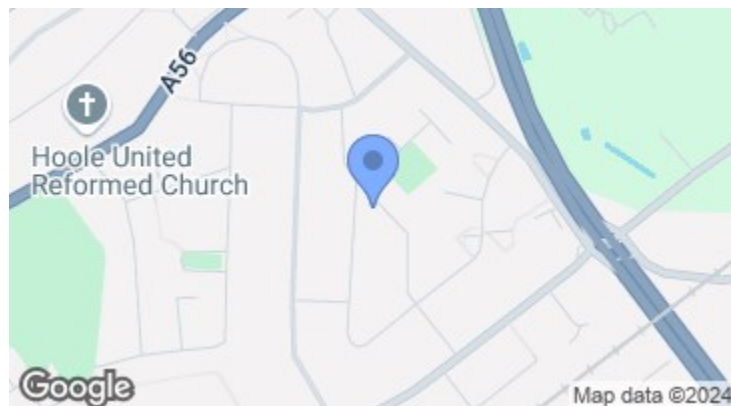


GROSS INTERNAL AREA  
FLOOR 1 458 sq.ft. FLOOR 2 492 sq.ft.  
TOTAL : 950 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



## 33 Cedar Grove

Hoole, Chester,  
CH2 3LQ

£250,000

**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.

\* DRIVEWAY PARKING & ENCLOSED REAR GARDEN \* THREE BEDROOMS. A well presented three bedroom semi-detached house located along Cedar Grove in the popular suburb of Hoole. The accommodation briefly comprises: entrance hall, spacious living room with dining area, modern fitted kitchen with integrated appliances and French doors to outside, downstairs WC, landing, bedroom with a range of freestanding wardrobes, bedroom two, bedroom three and a well appointed bathroom, which was recently fitted in June 2024. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a gravelled driveway area at the front with boundary hedging and fencing. To the rear there is an enclosed lawned garden and stone flagged patio area, which enjoys a sunny aspect.





**LOCATION**

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

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

UPVC double glazed entrance door to the entrance hall.

**ENTRANCE HALL**

Ceiling light point, smoke alarm, tiled floor, UPVC double glazed window with obscured glass, telephone point, single radiator, and spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the living room/dining area, kitchen and downstairs WC.

**DOWNSTAIRS WC**

1.73m x 1.47m (5'8" x 4'10")

Comprising: low level dual-flush WC; and wash hand basin with mixer tap and tiled splashback. Single radiator, ceiling light point, tiled floor, plumbing and space for washing machine, and UPVC double glazed window with obscured glass.

**KITCHEN**

4.34m max x 2.16m (14'3" max x 7'1")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above and built-in electric double oven and grill. Integrated

fridge/freezer and dishwasher, two ceiling light points, double radiator, tiled floor, UPVC double glazed window with obscured glass, and double opening double glazed French doors to the rear garden.

**LIVING ROOM/DINING AREA****LIVING ROOM**

4.32m x 4.19m (14'2" x 13'9")



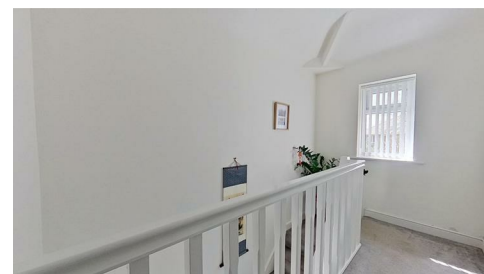
Chimney breast with decorative recess, wooden mantel and built-in storage units to each side (one housing the gas meter), ceiling light point, laminate wood strip flooring, double radiator, and UPVC double glazed window overlooking the front.

**DINING AREA**

2.34m x 1.88m (7'8" x 6'2")



Laminate wood strip flooring, space for dining table and chairs, ceiling light point, and UPVC double glazed window to side.

**LANDING**

Spindle balustrade, UPVC double glazed window overlooking the rear garden, ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**

4.32m x 2.84m plus door recess (14'2" x 9'4" plus door recess)



UPVC double glazed window overlooking the front, ceiling light point, and single radiator. Also included is the freestanding L shaped wardrobe incorporating hanging space, shelves and a drawer unit).

**BEDROOM TWO**

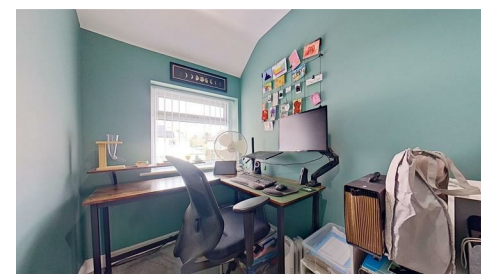
4.22m x 2.18m (13'10" x 7'2")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and built-in cupboard housing an Ideal Logic Plus combination condensing gas fired central heating boiler.

**BEDROOM THREE**

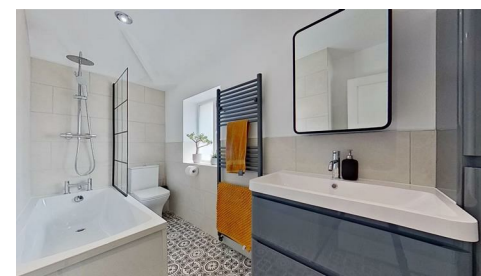
3.33m max x 1.63m max (10'11" max x 5'4" max)



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

**BATHROOM**

3.53m max x 1.35m extending to 1.73m (11'7" max x 4'5" extending to 5'8")



Well appointed and recently fitted bathroom suite (June 2024) comprising: panelled bath with mixer tap, wall mounted mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and a large wall mounted wash hand basin with mixer tap and two storage drawers beneath. Vinyl tiled effect flooring, recessed LED ceiling spotlights, extractor, contemporary tall radiator, wall mounted storage unit, mirror fronted medicine cabinet, and UPVC double glazed window.

**OUTSIDE FRONT**

To the front there is a gravelled driveway enclosed by a boundary hedge and wooden fence. Outside sensor spotlight. A wooden gate at the side provides access to the rear garden.

**OUTSIDE REAR**

To the rear there is a lawned garden and stone flagged patio enjoying French doors from the kitchen being enclosed by wooden fencing with mature shrubs and trees. The garden enjoys a sunny aspect. Timber garden shed, external electric meter cupboard, and outside water tap.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right on to Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over the Hoole Bridge and along Hoole Road. Follow Hoole Road, past the All Saints Parish Church and The Dene Hotel, and at Alexandra Park turn right into Canadian Avenue. At the mini-roundabout turn left into Hoole Lane. Follow Hoole Lane and take the second turning left into Cedar Drive, which leads into Cedar Grove. The property will then be found after some distance on the left hand side.

**TENURE**

\* Tenure - Understood to be Freehold. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

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

**AGENTS NOTES**

\* The property is on a water meter.  
\* There is a smart meter for the gas and electric provided by OVO Energy.

**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