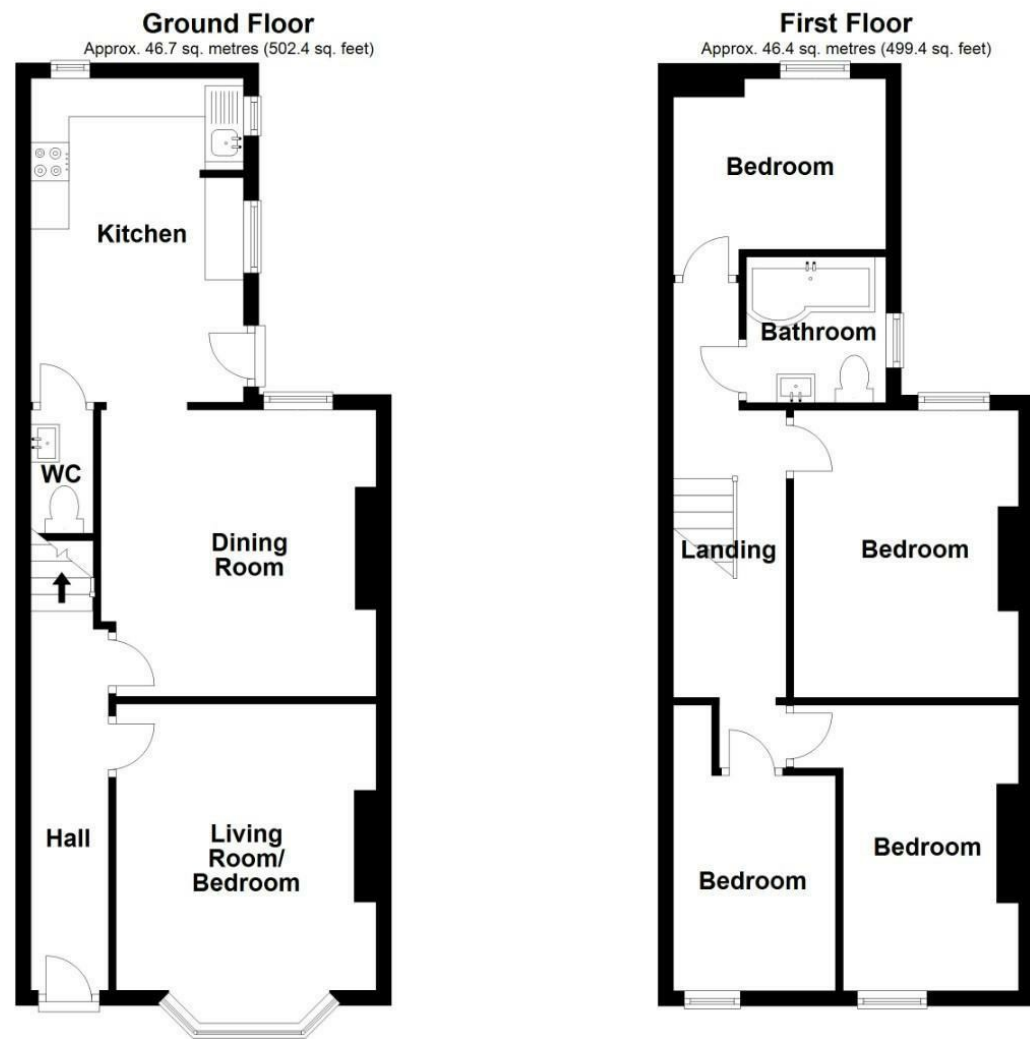
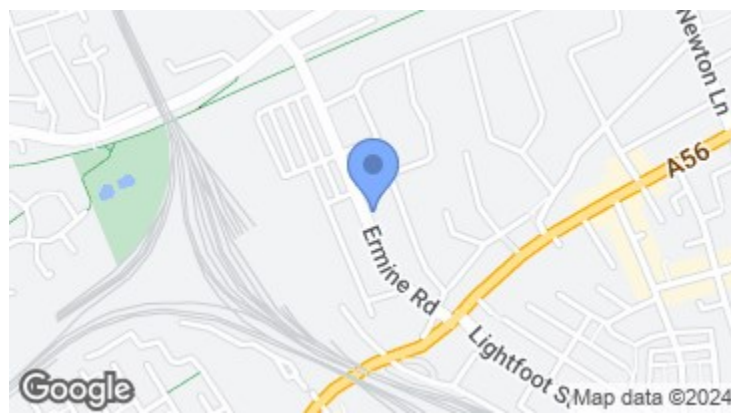


52 Ermine Road, Hoole, Chester, CH2 3PL



Total area: approx. 93.1 sq. metres (1001.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	89
(61-81) 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	

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
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Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



52 Ermine Road
Hoole, Chester,
CH2 3PL

£275,000

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.

*** RENOVATED FAMILY HOME OR POTENTIAL FOR INVESTMENT * FOUR BEDROOMS & TWO RECEPTION ROOMS**
*** NO CHAIN.** An attractive four bedroom terraced house conveniently located along Ermine Road within walking distance of excellent local amenities in Hoole and within easy reach of the Chester Railway Station and city centre. The accommodation briefly comprises: entrance hallway, living room with bay window overlooking the front, dining room, newly fitted kitchen, downstairs WC, landing, four bedrooms and a newly fitted bathroom. The property benefits UPVC double glazed windows and has gas fired central heating. Externally there is small paved garden at the front, whilst to the rear there is walled courtyard with brick-built store and pedestrian access gate. The owner advises that property has potential to be used as a House of Multiple Occupation (HMO). This would be subject to gaining the necessary permissions and licenses required. As a guide the property could generate a gross income, when fully let in the region of £32,000 per annum - please see agent's notes for further details.



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:**ENTRANCE HALL**

Composite double glazed entrance door with double glazed window light above, coved ceiling with ceiling light point, smoke alarm, wall cupboard housing the electric meter and electrical consumer unit, laminate wood strip flooring, double radiator, and staircase to the first floor. Doors to the living room and dining room.

LIVING ROOM

4.39m into bay x 3.43m (14'5" into bay x 11'3")



UPVC double glazed bay window overlooking the front, ceiling light point, laminate wood strip flooring, single radiator, corner cupboard housing the gas meter, and corner cupboard housing the cold water stop tap.

DINING ROOM

3.76m x 3.58m (12'4" x 11'9")



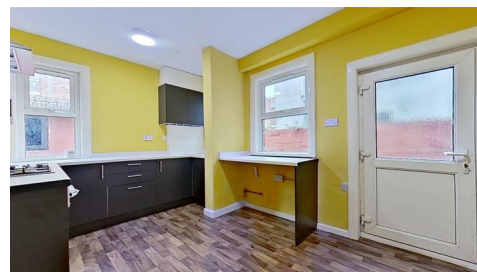
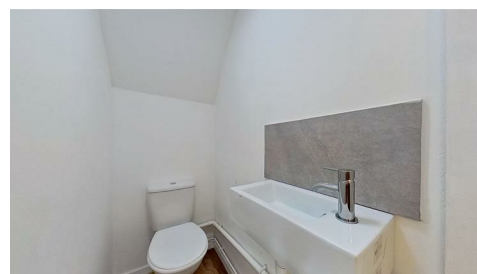
UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator with thermostat, and laminate wood strip flooring. Opening to kitchen.

KITCHEN

4.22m x 2.82m (13'10" x 9'3")



Newly fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with stainless steel splashback, extractor above and built-in electric oven and grill. Plumbing and space for washing machine and space for fridge, wall cupboard housing an Alpha E-Tec 28NX combination gas fired central heating boiler, two ceiling light points, double radiator with thermostat, vinyl wood effect flooring, three UPVC double glazed windows and UPVC double glazed door to outside. Door to downstairs WC.

**DOWNSTAIRS WC**

Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Ceiling light point, extractor, and vinyl wood effect flooring.

FIRST FLOOR LANDING

Split-level landing with spindled balustrade, two ceiling light points, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE

2.92m x 2.24m (9'7" x 7'4")



UPVC double glazed window overlooking the rear, double radiator, ceiling light point, smoke alarm, and access to loft space.

BEDROOM TWO

3.81m x 2.97m (12'6" x 9'9")



UPVC double glazed window overlooking the rear, ceiling light point, smoke alarm, and double radiator.

BEDROOM THREE

3.76m x 2.29m (12'4" x 7'6")



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

BEDROOM FOUR

2.74m plus alcove x 2.13m (9' plus alcove x 7')



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

BATHROOM

1.88m x 1.83m (6'2" x 6')



Newly fitted suite in white with chrome style fittings comprising: shower bath with mixer tap, Mira electric shower over and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Tiled walls, vinyl wood effect flooring, ceiling light point, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a small easy to maintain paved garden with brick boundary wall, metal railings and privet hedge.

OUTSIDE REAR

To the rear there is a walled courtyard with paving, brick-built store, pedestrian access gate, and outside spotlight.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto 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 Hoole Bridge onto Hoole Road. Take the first turning left into Ermine Road. The property will then be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENTS NOTES

* The owner advises that property has potential to be used as a House of Multiple Occupation (HMO). This would be subject to gaining the necessary permissions certificates and licenses required. The suggested rents from a student rental agency were as follows: Room - £130 per week / £563.33 per calendar month, Room - £120 per week / £520.00 per calendar month, Room - £128 per week / £554.67 per calendar month, Room - £120 per week / £520.00 per calendar month, Room - £125 per week / £541.67 per calendar month. As a guide the property could generate a gross

income, when fully let in the region of £32,000 per annum. (We would recommend that you take your own advice regarding the proposed rental income).
* The property benefits from mains connected smoke alarms and an emergency lighting system.

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