

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 421 sq.ft. FLOOR 2 397 sq.ft.
TOTAL : 819 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

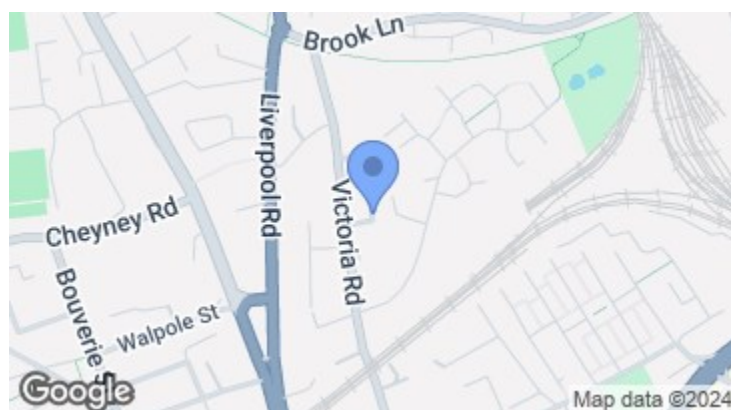
Matterport



66 Duchess Place

Chester,
CH2 2JL

£285,000



Energy Efficiency Rating	
Current	Potential
71	86

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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
69	85

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(61-91) B
(49-60) C
(35-58) D
(21-38) E
(1-20) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.



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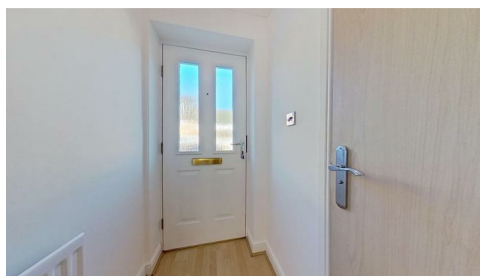
* CLOSE TO CITY CENTRE * NEWLY DECORATED THROUGHOUT & NEW CARPETS * PARKING FOR 2 CARS. A modern three bedroom townhouse forming part of a popular development along Victoria Road conveniently situated within walking distance of the city centre and within easy reach of the Countess of Chester Hospital and University of Chester. The accommodation briefly comprises: entrance hall, downstairs WC, living room, dining kitchen with French doors to the rear garden, landing, three bedrooms and bathroom. The property benefits from UPVC double glazing and has gas-fired central heating. Externally there is driveway parking at the front for two cars and border. To the rear the garden has been designed for ease of maintenance and is laid mainly to lawn with a paved patio area and pathway. If you are looking for a modern house close to the city, with ready-to-move-into accommodation, then we strongly urge you to view.

LOCATION

The location is within a short distance of Chester City Centre with its excellent shopping and leisure facilities. The Northgate Arena Leisure centre and University of Chester are also close by. Easy access is available to the neighbouring centres via the ring road which leads to the M53 and the motorway network together with the A55 North Wales Trunk Road. The property is approximately ten minutes walk from Chester's main railway station and there is a convenient rail link to Liverpool from the nearby Bache station.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

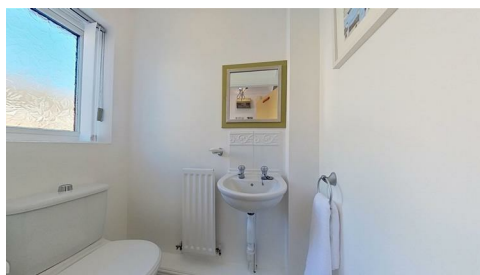
1.63m x 1.07m (5'4" x 3'6")



Composite double glazed entrance door with security peephole and letterbox, laminate wood strip flooring, covered ceiling, ceiling light point, single radiator, and electrical consumer board. Doors to the downstairs WC and living room.

DOWNSTAIRS WC

1.65m x 0.86m (5'5" x 2'10")



White suite with chrome style fittings comprising: wall mounted wash hand basin with tiled splashback; and low level dual-flush WC. Ceiling light point, single radiator, vinyl flooring, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.78m x 4.17m (15'8" x 13'8")



Feature fireplace with composite stone insert and hearth housing a Living Flame coal-effect gas fire with brass frame surround, UPVC double glazed window overlooking the front, two single radiators, TV aerial point, coved ceiling, ceiling light point, two wall light points, mains connected smoke alarm, thermostatic heating controls, laminate wood strip flooring, and spindled staircase to the first floor with useful built-in understairs storage cupboard. Door to dining kitchen.

**DINING KITCHEN**

4.78m x 2.79m (15'8" x 9'2")



Open-plan dining kitchen extending the full width of the house.

KITCHEN

Fitted with a modern range of base and wall level units

incorporating drawers and cupboards with chrome handles and laminated wood effect worktops. Inset one and half 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 fan assisted oven and grill. Integrated fridge/freezer, Ariston dishwasher, plumbing and space for washing machine, vinyl flooring, ceiling light point, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, central heating and hot water controls, and UPVC double glazed window overlooking the rear garden.

DINING AREA

Coved ceiling, ceiling light point, double radiator, laminate wood strip flooring, and UPVC double glazed sliding patio doors to the rear garden.

FIRST FLOOR LANDING

Spindled balustrade, ceiling light point, mains connected smoke alarm, access to loft space, built-in airing cupboard housing the hot water cylinder with slatted shelf, and built-in over stairs storage cupboard. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.96m x 2.74m (13' x 9')



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

BEDROOM TWO

3.12m x 2.57m plus recess (10'3" x 8'5" plus recess)



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

BEDROOM THREE

2.13m x 1.96m (7 x 6'5")



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

BATHROOM

1.91m x 1.85m (6'3" x 6'1")



Modern white suite with chrome style fittings comprising: panelled bath with Triton electric shower over and glazed shower screen; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, single radiator with thermostat, ceiling light point, extractor, vinyl flooring, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a low maintenance gravelled area with the gas meter cupboard and electric meter cupboard together with two allocated parking spaces.

OUTSIDE REAR

To the rear there is a neatly laid lawn garden with flagged patio and pathway being enclosed by brick walling and wooden fencing. Outside water tap. Pedestrian access is available to the rear. The garden enjoys a south westerly aspect.

**DIRECTIONS**

From the centre of Chester proceed out of the City along the inner ring road to the Fountains roundabout and continue straight on into St Oswald's Way. After a short distance take the turning left into Victoria Road, passing the Northgate Arena Leisure Centre. Then take the turning right after Northgate Avenue into Duchess Place. Follow Duchess Place around the corner, take the turning left into the small

cul de sac, and the property will be observed on the left hand side.

TENURE

* Tenure - Freehold, purchaser should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is on a water meter.

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