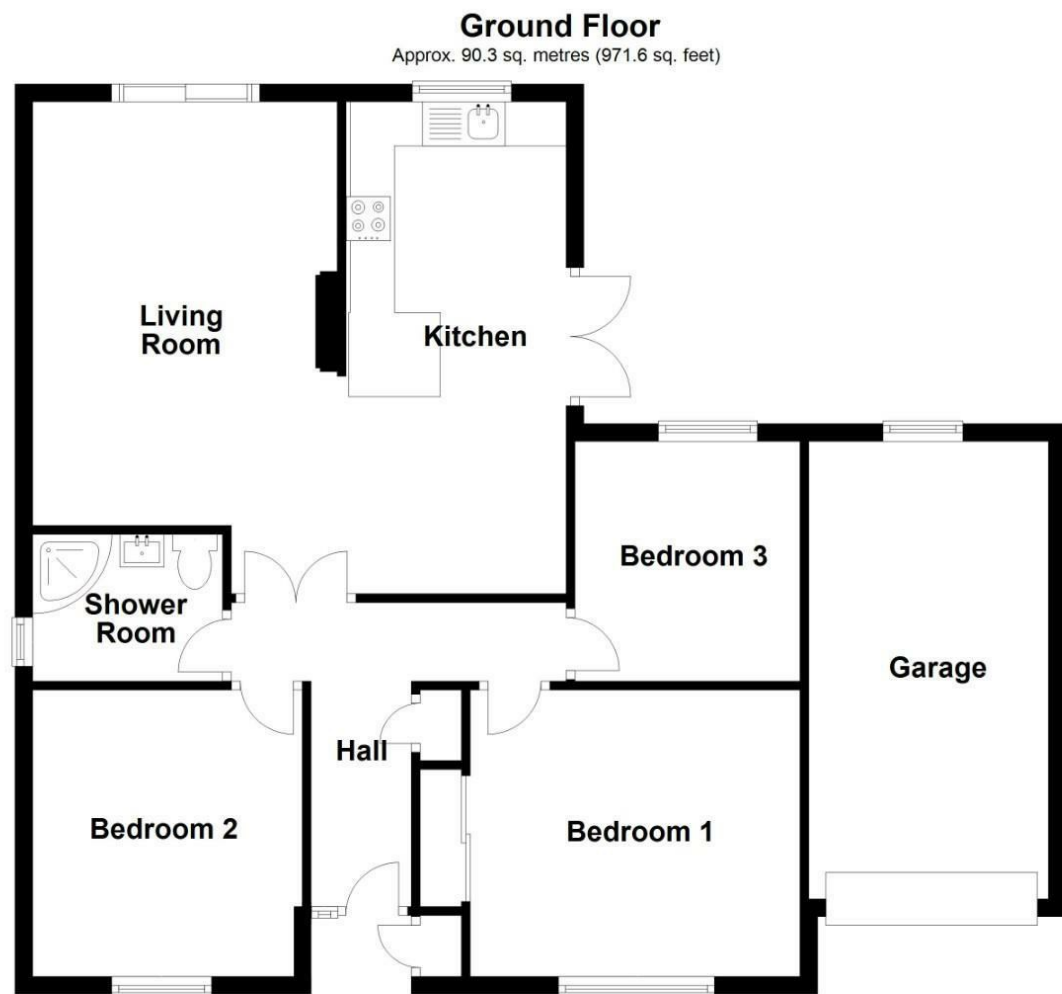
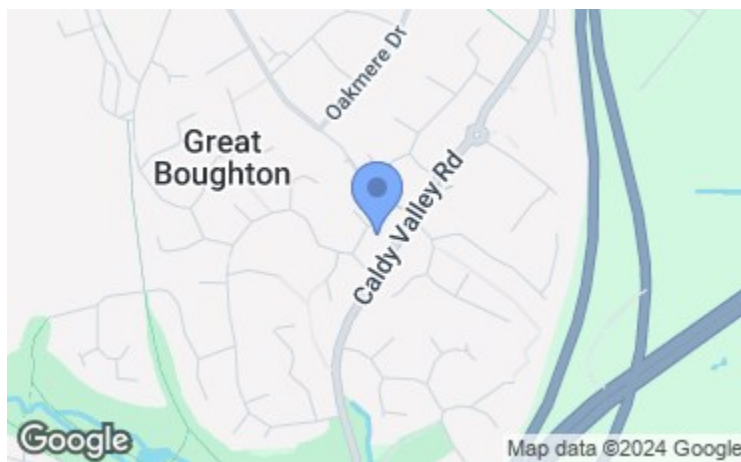


12 Glovers Loom, Great Boughton, CH3 5TY



Total area: approx. 90.3 sq. metres (971.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(92 plus) A			
(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	

**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**12 Glovers Loom**  
Great Boughton,  
CH3 5TY

**Offers In The Region Of  
£400,000**

\* STUNNING GARDEN \* CUL-DE-SAC POSITION \* READY TO MOVE INTO. A beautifully presented three bedroom detached bungalow forming part of a small cul-de-sac off Whites Meadow in the popular suburb of Great Boughton. The property is ideally situated close to a bus stop, the Caldy Valley Retail Park including Sainsburys and is within easy reach of Chester city centre. The accommodation briefly comprises: entrance hall, living room with French doors to outside, open-plan dining kitchen, bedroom one, bedroom two, bedroom three and a well appointed shower room. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is an easy to maintain garden at the front with decorative stone and a large stoned driveway area leading to a single garage. To the rear the garden is a particular feature being of a generous size and having been attractively landscaped with a flagged patio, neatly laid lawn with brick edging and raised borders. Steps lead up to a further lawned area with barked shrub beds and decorative stone being enclosed by wooden fencing.

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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## LOCATION

Great Boughton is situated about 2 miles from the city centre and provides excellent local amenities including shops, to include a Sainsbury's supermarket and schools for all ages. There are regular bus services into the city centre where more comprehensive facilities are available. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road and the M53 and motorway network.

## THE ACCOMMODATION COMPRISES:

### PORCH



Recessed porch with outside light, tiled floor, and cupboard housing the gas meter, electric meter and electrical consumer board. Contemporary composite entrance door with double glazed insert and double glazed side window to the entrance hall.

### ENTRANCE HALL



Coved ceiling, single radiator, two ceiling light points, digital thermostatic heating controls, smoke alarm, laminate wood strip flooring, built-in cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler with slatted shelving. Opening to the living room/dining kitchen, and doors to bedroom one, bedroom two, bedroom three and shower room.

### LIVING ROOM

4.80m plus recess x 3.38m (15'9" plus recess x 11'1")



UPVC double glazed French doors to the rear garden, double radiator with thermostat, contemporary wall mounted pebble effect electric fire, laminate wood strip

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

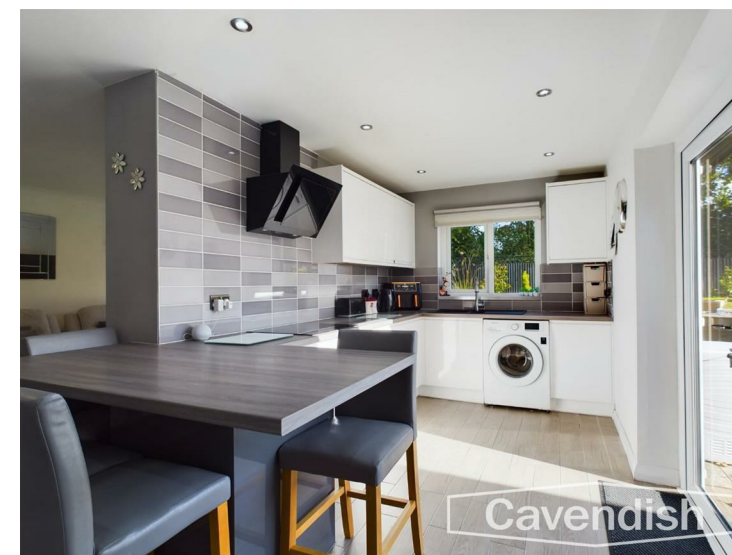
FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

flooring, coved ceiling, two ceiling light points, and TV aerial point. Open-plan to the kitchen/dining area.

#### KITCHEN/DINING AREA

5.61m max x 2.36m (18'5" max x 7'9")



Fitted with a contemporary range of white high gloss fronted base and wall level units incorporating drawers and cupboard with laminated wood effect worktops incorporating a breakfast bar. Inset one and half bowl composite Franke sink unit with drainer and chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring touch control ceramic hob with extractor above, built-in Hotpoint electric fan assisted oven and grill, integrated microwave, space for American style fridge/freezer with cold water supply, recessed LED ceiling spotlights, tiled floor, contemporary tall radiator with thermostat, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside.



#### BEDROOM ONE

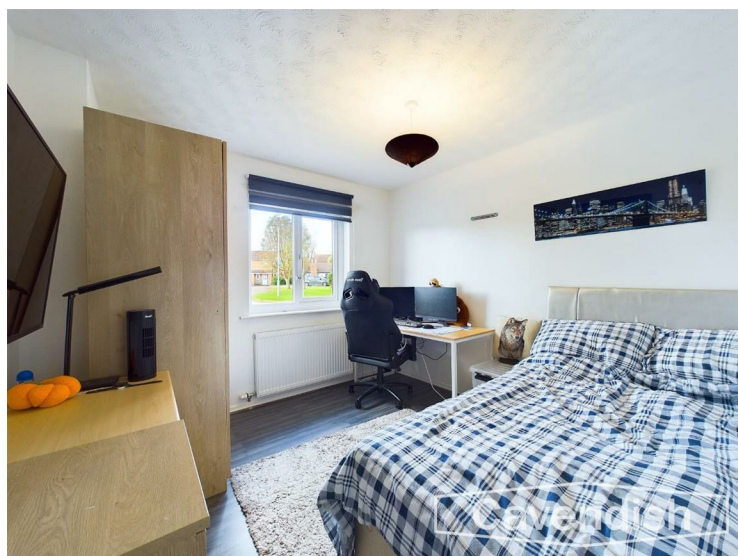
3.73m to front of wardrobe x 3.25m (12'3" to front of wardrobe x 10'8")



UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point, and built-in wardrobe with two sliding mirrored doors having hanging space and shelving.

### BEDROOM TWO

3.23m x 3.05m (10'7" x 10')



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.

### BEDROOM THREE

2.69m x 2.51m (8'10" x 8'3")



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

### SHOWER ROOM

2.18m x 1.65m (7'2" x 5'5")



Modern white suite with chrome style fittings comprising: walk-in tiled shower enclosure with electric shower and glazed shower screen; wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Fully tiled walls, tiled floor, electric shaver point, mirror fronted medicine cabinet, ceiling light point, ladder style towel radiator, and UPVC double glazed window with obscured glass.

### OUTSIDE FRONT

To the front there is an easy to maintain garden with decorative stone and square shaped slate sections with brick edging and shrubs. A flagged pathway extends to the porch. There is also a large stoned driveway area leading to a single garage. A flagged pathway at the side provides access to the rear garden. External gas and electric meter cupboards to side.

### SINGLE GARAGE

5.05m x 2.72m (16'7" x 8'11")

With an up and over garage door, useful roof storage area, light, power, cold water tap. and UPVC double glazed window.

### OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and having been attractively landscaped with a flagged patio, neatly laid lawn with brick edging and raised borders. Steps lead up to a further lawned area with barked shrub beds and decorative stone being enclosed by wooden fencing. The garden enjoys a good degree of privacy. Retractable sun awning and exterior lighting.



### DIRECTIONS

From the city centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the 'hamburger' roundabout take the fourth exit into Caldley Valley Road. Follow the road, passing Sainsbury's on the left hand side, and at the mini-roundabout proceed straight across. Then take the second turning right into Whites Meadow and first right into Glovers Loom. The property will be found after a short distance on the right hand side.

### TENURE

\* Tenure - understood to be 'Freehold'.

### COUNCIL TAX

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

### AGENT'S NOTES

- \* The Worcester central heating boiler was installed in November 2019 and has been annually serviced. All new radiators were fitted at the same time.
- \* The property is on a water meter.
- \* The loft area is insulated and part-boarded.

### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing.