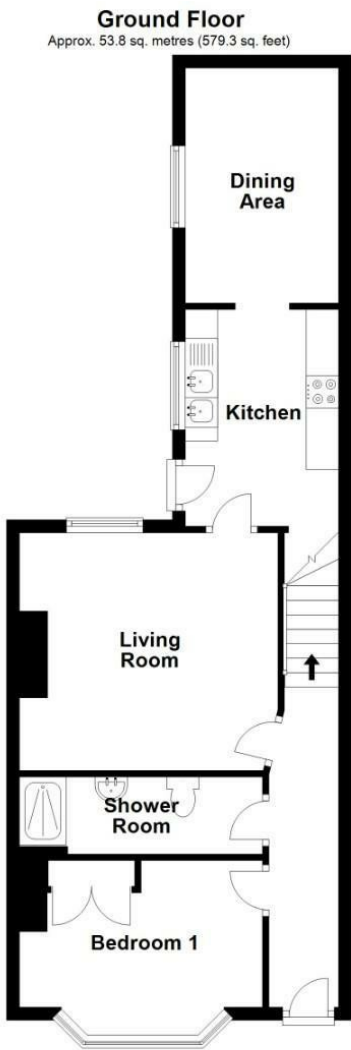
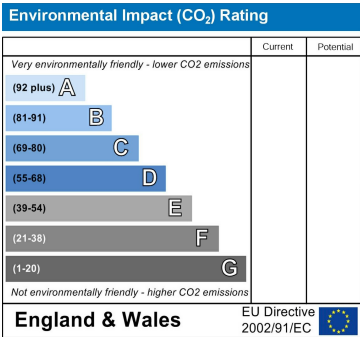
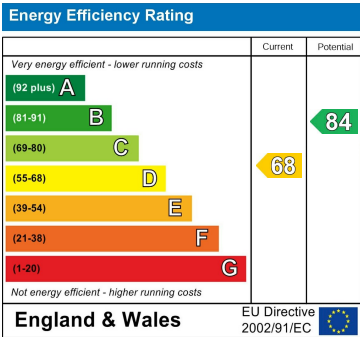
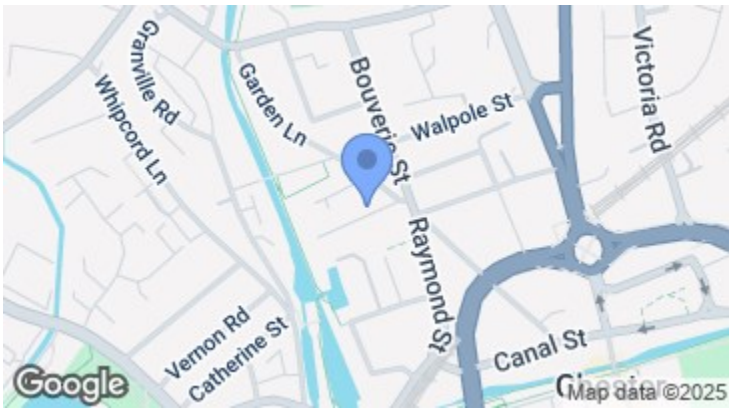


10 Louise Street, Chester, CH1 4HP



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



10 Louise Street

Chester,
CH1 4HP

Price
£320,000

* INVESTMENT PROPERTY * CLOSE TO UNIVERSITY & CITY CENTRE * 5 LETTING ROOMS & 2 SHOWER ROOMS. A period terrace house located in a convenient position close to Garden Lane and ideally situated within walking distance of the University of Chester and the city centre. The accommodation briefly comprises: entrance hallway, living room, kitchen, dining room, letting room one with with bay window overlooking the front, shower room, first floor landing, letting room two, letting room four, letting room five and shower room. The property benefits from UPVC double glazed windows, gas-fired central heating. Externally there is a small garden at the front with a low brick wall, whilst to the rear there is a paved courtyard. The property is currently let to students for the academic year 2024/2025 with a gross income (before utility bills taken off) when fully let of £32,574 per annum, and for the academic year 2025/2026 with a gross income (before utility bills taken off) of £32,613.01.

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.

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

Wooden panelled entrance door with glazed insert, coved ceiling, ceiling light point, and staircase to the first floor. Doors to living room, room one and shower room.

LIVING ROOM

3.84m x 3.63m (12'7" x 11'11")



UPVC double glazed window overlooking the rear, double radiator, ceiling light point, TV aerial point, and mains connected smoke alarm. Door to kitchen.

KITCHEN

3.48m x 2.39m (11'5" x 7'10")



Fitted with a range of base and wall level units with laminated granite effect worktops. Inset twin bowl stainless steel sink unit and drainer with chrome mixer tap, wall tiling to work surface areas. Fitted four-ring electric hob with extractor above, built-in electric oven and grill, plumbing and space for washing machine and tumble dryer, space for fridge, double radiator with thermostat, strip light, mains connected heat alarm, tiled floor, built-in understairs storage cupboard. wall mounted Worcester combination condensing gas fired central heating boiler, UPVC double glazed window, and UPVC double glazed door to outside. (The washing machine, tumble dryer, fridge and fridge/freezer are included in the sale). Opening to dining room.

DINING ROOM

3.76m x 2.24m (12'4" x 7'4")



UPVC double glazed window, ceiling light point, mains connected heat alarm, TV

arial point, and double radiator with thermostat.

ROOM ONE

3.66m into recess x 3.02m into bay (12' into recess x 9'11" into bay)

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

SHOWER ROOM

3.61m x 1.24m (11'10" x 4'1")

White suite comprising: shower enclosure with wet boarding, glazed shower screen and sliding glazed door; pedestal wash hand basin with tiled splashback; and low level dual-flush WC. Vinyl tiled effect floor, extractor, ceiling light point, and single radiator with thermostat.

LANDING

Two ceiling light points, spindle balustrade, and access to loft space. Doors to room two, room three, room four, room five and shower room.

ROOM TWO

3.48m x 2.39m (11'5" x 7'10")

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

BEDROOM THREE

3.71m x 2.18m (12'2" x 7'2")

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

ROOM FOUR

3.66m x 2.67m max (12' x 8'9" max)

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

ROOM FIVE

3.61m x 2.11m max (11'10" x 6'11" max)

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

SHOWER ROOM

2.67m x 0.97m (8'9" x 3'2")

White suite comprising: shower enclosure with wet boarding, Triton electric shower, glazed shower screen and sliding glazed door; pedestal wash basin with tiled splashback; and low level dual-flush WC. Vinyl tiled effect flooring, single radiator with thermostat, ceiling light point, and extractor.

OUTSIDE REAR



To the rear there is a slate flagged patio enclosed by brick walling with pedestrian access gate, and outside water tap.

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, second right into Garden Lane and then immediately left into Louise Street. The property will then be found on the right hand side.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

TENURE

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

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is current let to students for the academic year 2024/2025 with a gross income (before utility bills and broadband are taken off) of £32,574.07, and for the academic year 2025/2026 with a gross income (before utility bills and broadband are taken off) of £32,613.01. Increase is minimal in 25/26 due to the students renewing, would have been increased otherwise.
* The property is let and managed by Chester Student Lets.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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