

Energy Efficiency Rating Environmental Information

Approximate total area[®]

1166.05 ft²

108.33 m²

(1) Excluding balconies and terraces

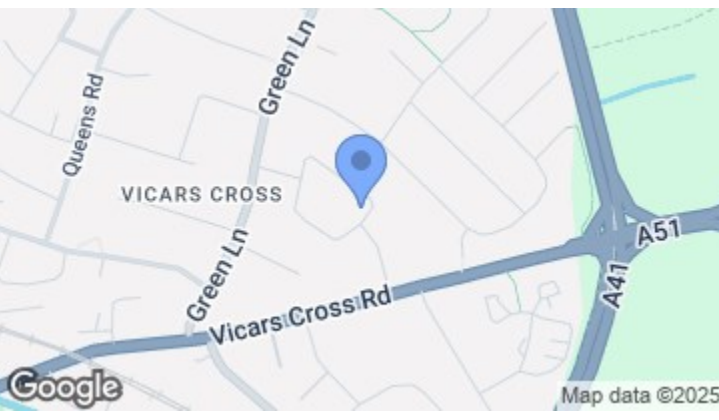
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.


GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.

Impact (CO₂) Rating

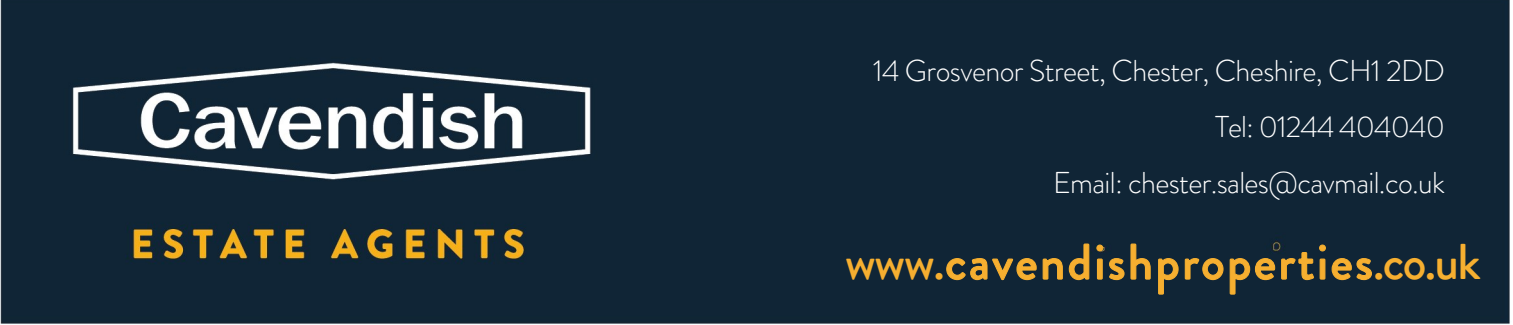


Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(82 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		59	82
<p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.

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.



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23 Shaftesbury Avenue Vicars Cross, Chester, CH3 5LQ	Price £400,000
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Vicars Cross, Chester,
CH3 5LQ

Price
£400,000

A family home with all the trimmings! Having been extended to both the side and rear elevation, this property offers an abundance of living space that can be used to suit the new owners needs. With immaculate presentation, high specification fittings, the question is how quickly can you move in? Perfectly positioned on a corner plot, there are an array of local amenities just a stone's throw from the property along with fantastic public transport links and motor way links. The garage has been rebuilt with the addition of a workshop to the side which could be further utilized as a home office if desired. The garden boasts a south facing aspect and has been fully landscaped so of is the perfect entertaining space. Internally there are three reception rooms along with an open plan kitchen/diner which is ideal for busy family life. This family home is a rare find so speed is recommended when enquiring.

**Family Room**

3.87 x 3.35 (12'8" x 10'11")



Gas fire set within a granite surround and granite half, French doors leading to the conservatory, central ceiling light point radiator, power points, oak flooring.

Sun Room

3.57 x 3.80 (11'8" x 12'5")

Bright and airy room with PVC French doors leading out to the rear garden, PVC windows to three elevations, central ceiling light point, two electric radiators, power points.

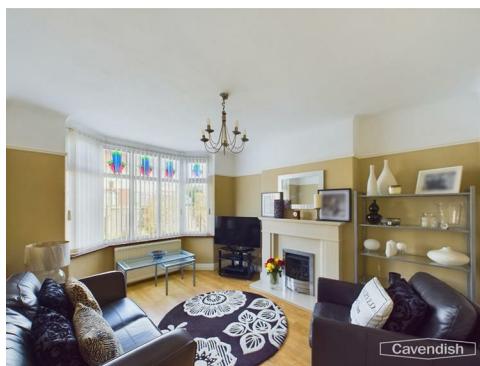
**Hallway**

4.08 x 1.90 (13'4" x 6'2")

The hallway is accessed via a PVC door with frosted glass windows surround. Staircase raising to the first floor with storage cupboard under. Internal doors leading to the living accommodation, ceiling light point, radiator, power points, oak flooring.

Lounge

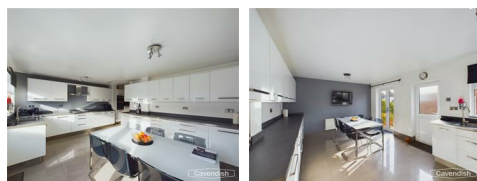
4.16 x 3.07 (13'7" x 10'0")



Gas fire set within a granite surround/half, walk in PVC bay window to the front elevation, central ceiling light point, radiator, power points.

Kitchen/Dining Room

3.73 x 5.22 (12'2" x 17'1")



The kitchen is fitted with a vast arrangement of high gloss, white fronted wall and base units complete with grey worktops with matching upstand. The integrated appliances include a four ring induction hob with exposed extractor fan over double electric oven, microwave, dishwasher, washing machine, American style fridge/freezer, stainless steel inset sink with side drainer and mixer tap over. There is space for a large dining table. French doors lead out to the rear garden along with an additional external PVC door, PVC window, radiator, three ceiling light points, power points, ceramic tiled flooring.

**Landing**

2.71 x 0.93 (8'10" x 3'0")

Staircase rises to the first floor, internal doors lead to the three bedrooms and family bathroom, hatch for loft access, power points.

Bedroom One

4.08 x 2.69 (13'4" x 8'9")



Walk in PVC double glazed bay window to the front elevation. Built in wardrobe with both hanging and shelving concealed behind sliding mirror fronted doors, ceiling light point, wall mounted radiator, power points.

Bedroom Two

3.78 x 3.24 (12'4" x 10'7")



PVC double glaze window to the side elevation, ceiling light point, wall mounted radiator, power points, wood effect flooring.

Bedroom Three

2.33 x 1.94 (7'7" x 6'4")



PVC double glaze window to the front elevation, central ceiling light point, radiator, power points, wood effect flooring.

Shower Room

2.33 x 1.94 (7'7" x 6'4")



The family bathroom comprises of a three-piece white suite to include walk in double shower cubicle with wall mounted mixer shower, dual flush WC, hand basin mounted in vanity units with storage under, fully tiled walls and flooring, recessed ceiling spotlights, chrome towel radiator, PVC frosted window to the rear elevation

Garden

The exterior of the property is fully enclosed with fencing and there is a driveway to the rear

offering parking for two vehicles. The driveway leads to the detached garage. Pedestrian access can be found at the front, side and rear if the property. Both the front and the side of the property are laid to lawn with a paved walkway. The rear garden has a large paved seating which is perfect for entertaining and there are well stocked boarders and a manageable lawn. Access to the workshop is also gained via the rear garden.

**Garage**

Electric up and over roller door, lighting and power points.

Workshop

Accessed via PVC door with a PVC window, lighting and power points. Potential to utilize as an office if desired.

Tenure

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

Council tax band

* Council Tax Band C - Cheshire West and Chester.

Agents notes

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

Directions

From Chester City Centre proceed out in an easterly direction through The Bars at Boughton and at the traffic lights with the Boughton Health Centre continue straight across. Follow the road, and keeping in the left hand lane, continue onto the A51 Tarvin Road. At the traffic lights adjacent to the Shell petrol station turn left into Green Lane. Then take the second turning right into Shaftesbury Avenue.

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 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.

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.

Material information

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. 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.

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