

24 Cuppin Street, Chester, CH1 2BN



Approximate total area[®]

645.74 ft²

59.99 m²

Reduced headroom

2.67 ft²

0.25 m²

(1) Excluding balconies and terraces

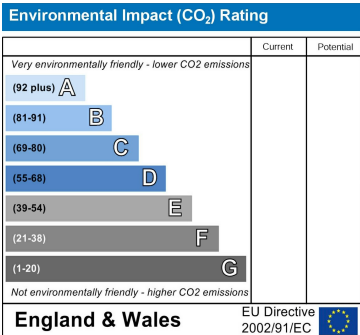
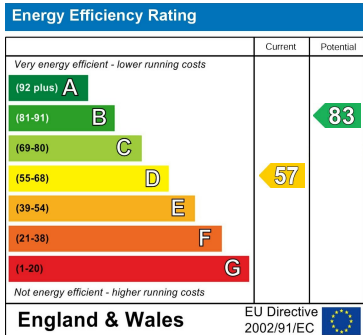
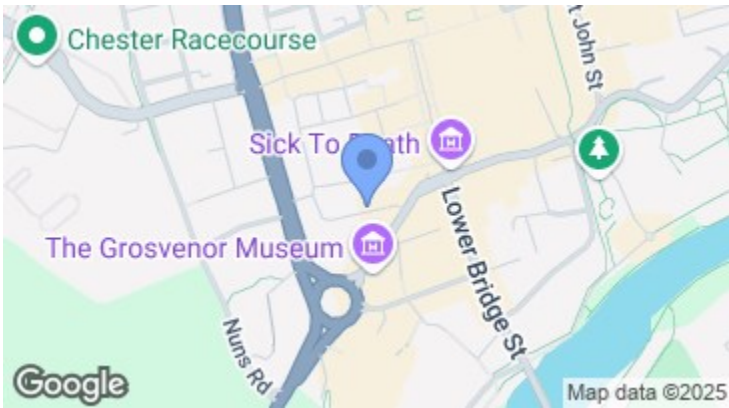
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



24 Cuppin Street
Chester,
CH1 2BN

Price
£275,000

WOULD YOU LIKE TO OWN A PIECE OF CHESTER'S HISTORY? This beautiful cottage is located within the historic walls of Chester city centre and is just a stone's throw from an array of local amenities, wonderful restaurants and beautiful walks. Upon entering you will instantly take note of the high ceilings found throughout the property. The open plan lounge/diner has two eye-catching exposed brick fireplaces and there is plenty of storage beneath the stairwell. The kitchen is fitted with a modern arrangement of wall and base units and comes complete with integrated appliances. There is also a good size utility room that leads out to a walled courtyard. The courtyard is the perfect space for enjoying the summer months. To the first floor you will find a huge master bedroom complete with a bespoke arrangement of fitted wardrobes and there is a further second bedroom. The bathroom has recently been refitted with a three piece white suite to include a shower over the bath and there is a cupboard housing the gas combination boiler. Permit parking can be found at the front of the property. With no onward chain, the question is how quickly can you move into this wonderfully charming city centre home.

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LOCATION

Cuppin Street is located in the heart of the city, within the city walls and in the city conservation area. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

PORCH

1.02m x 1.23m (3'4" x 4'0")

You enter the property into the porch through a composite door, central ceiling light point, ceiling rose, coved ceiling, cupboard housing a gas meter and wood effect flooring flows through to the hallway.

HALLWAY

1.02m x 2.70m (3'4" x 8'10")

The hallway has a staircase rising to the first floor, internal door leading to the living accommodation, central ceiling light point, ceiling rose, coved ceiling, wood effect flooring. The wood effect flooring continues through to the lounge/dining room.

LOUNGE

2.79m x 3.12m (9'1" x 10'2")



The lounge to the front of the property has a fantastic exposed brick feature fireplace. There is

a built-in storage cupboard and fitted shelving, central ceiling light point, coved ceiling, picture rail, window with secondary glazing to the front elevation, radiator, power points. An opening leads through to the dining room.

DINING ROOM

2.79m x 3.55m (9'1" x 11'7")



The dining room boasts an exposed brick feature fireplace creating a wonderful focal point to the room. There is an internal door leading to the kitchen and internal door leading to the understairs storage, central ceiling light point, coved ceiling, window to the rear elevation, radiator, power points, telephone point, internal door with frosted leaded glass inserts leads though to the kitchen.



KITCHEN

2.46m x 2.68m (8'0" x 8'9")



The kitchen itself is fitted with a generous arrangement of contemporary wall and base units with roll worktops to incorporate an inset sink and half with side drainer and mixer tap over, four ring gas hob with electric oven under and exposed extractor fan over, integrated washing machine, integrated larder style fridge/freezer, splashback tiling, central ceiling light point, PVC window to the rear elevation, power points, wood effect flooring. An internal door leads through to the utility space.

UTILITY

1.13m x 2.75m (3'8" x 9'0")



There is plumbing for a washing machine, internal door leading out to the rear courtyard, power points.

LANDING

1.69m x 3.61m (5'6" x 11'10")



The landing has internal doors leading to the two bedrooms and family bathroom. There is a hatch for loft access, central ceiling light point, coved ceiling, power points.

BEDROOM ONE

3.10m x 3.15m (10'2" x 10'4")



Bedroom one is to the front elevation and is flooded with natural light via large secondary glazed windows. There is a generous arrangement of fitted wardrobes complete with both hanging space and shelving, central ceiling light point, coved ceiling, power points, radiator.

BEDROOM TWO

2.17m x 3.62m (7'1" x 11'10")



The second bedroom has a secondary glazed

window to the rear elevation, central ceiling light point, power points.

FAMILY BATHROOM

2.48m x 2.67m (8'1" x 8'9")



The family bathroom has recently been fitted with a contemporary three piece suite to include a P-shaped bath with fitted shower and mixer taps over, glass shower screen, dual flush WC, hand basin set within a vanity unit with mixer tap over. The vanity unit provides ample storage space. Fully tiled walls, chrome towel radiator, central ceiling light point. There is a large fitted cupboard housing the gas combination boiler and additional space for storage and a window to the rear elevation.

REAR GARDEN



The rear walled courtyard offers a completely private aspect and there is a large outbuilding providing plenty of storage. A pedestrian gate leads to a side alleyway for bin access.

FRONT GARDEN

To the front of the property there is permit parking available subject to a pass being issued by the council.

DIRECTIONS

From our office follow Cuppin Street and the property will be found after a short distance on the right hand side.

AGENTS NOTES

- * No onward chain
- * Within the City walls
- * Gas central heating
- * Permit parking

COUNCIL TAX

Cheshire West and Chester - Tax Band D

TENURE

Freehold - To be confirmed by the purchasers solicitor

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.

CC/PMW