

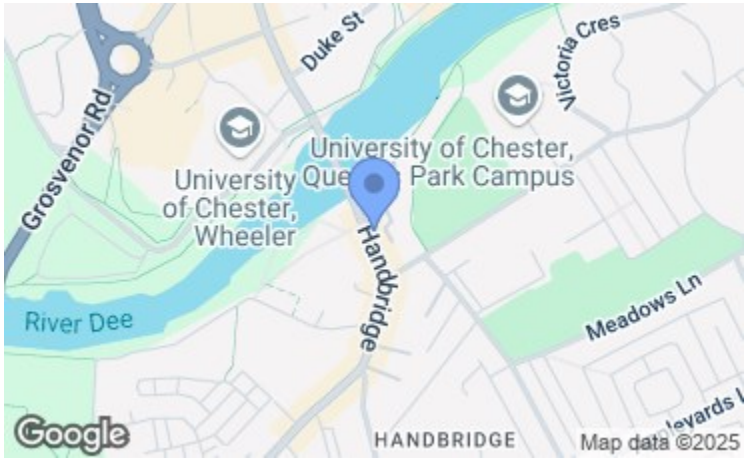
3A Handbridge, Handbridge, Chester, Cheshire, CH4 7JE



Cavendish  
ESTATE AGENTS

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<b>3A Handbridge</b> Handbridge, Chester, Cheshire CH4 7JE	<b>Price</b> <b>£225,000</b>
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## LOCATION



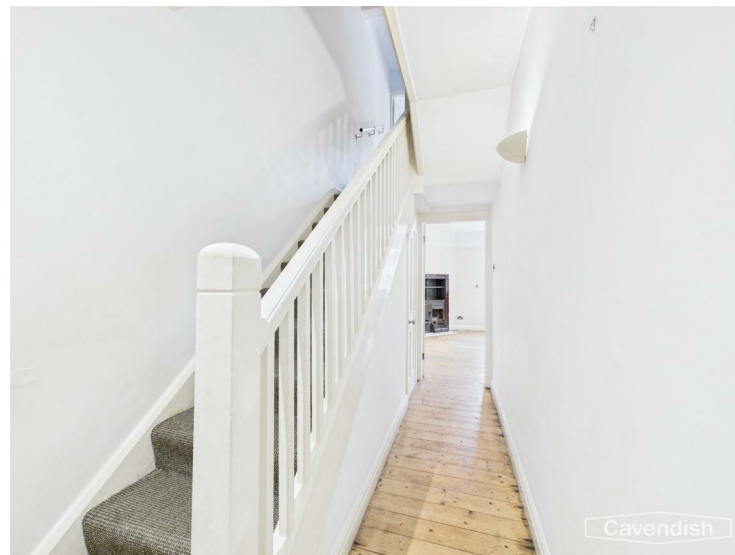
The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. 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 city's main social events at the May meeting and other meetings at various times throughout the year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

## THE ACCOMMODATION COMPRISES:

## ENTRANCE HALLWAY



Wooden panelled entrance door with glazed insert, radiator with radiator cover, gas meter, exposed wooden floorboards, recessed ceiling spotlights, wall light point, and spindle staircase to the first floor with understairs cupboard housing the electric meter and electrical consumer board.



\* There is a smart meter for the electric provided by OVO Energy.

## 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](mailto: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





### DIRECTIONS

From the Agent's Chester office proceed left towards the traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge. The property will then be observed on the left hand side overlooking Edgars Field.

### TENURE

\* Tenure - understood to be Leasehold with a start date: 26/11/2000, end date: 27/11/2200, and lease term: 200 years from 27 November 2000.

\* Ground rent is £9.96 (2025).

\* The service charge is currently £686.16 per annum (2025).

\* The property is managed by Sanctuary Housing.

### COUNCIL TAX

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

### AGENT'S NOTES

\* Mains electricity, gas, water and drainage are connected.

\* The property is located within the Handbridge (Chester) Conservation Area.

\* There is no onward chain involved in the sale of the property.

\* The water meter is located in the kitchen.

### KITCHEN

3.94m x 3.05m overall (12'11" x 10' overall)



Fitted with a range of base units with laminated wood effect worktop and inset single bowl stainless steel sink unit with drainer and mixer tap. Fitted four-ring gas hob with chimney style extractor above and built-in electric oven and grill. Feature cast-iron range with tiled hearth and glazed tiled surround, recessed ceiling spotlights, picture rails, two windows, double radiator with thermostat, exposed wooden floorboards, and door to outside. Door to utility/pantry.



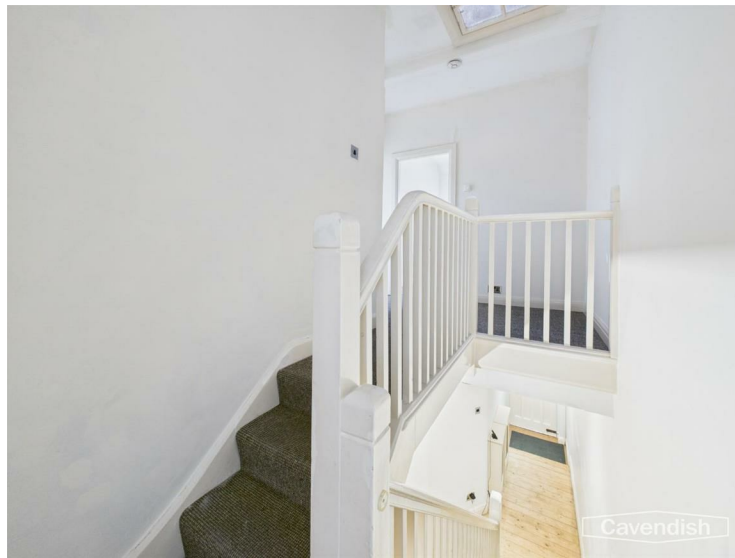
### UTILITY/PANTRY



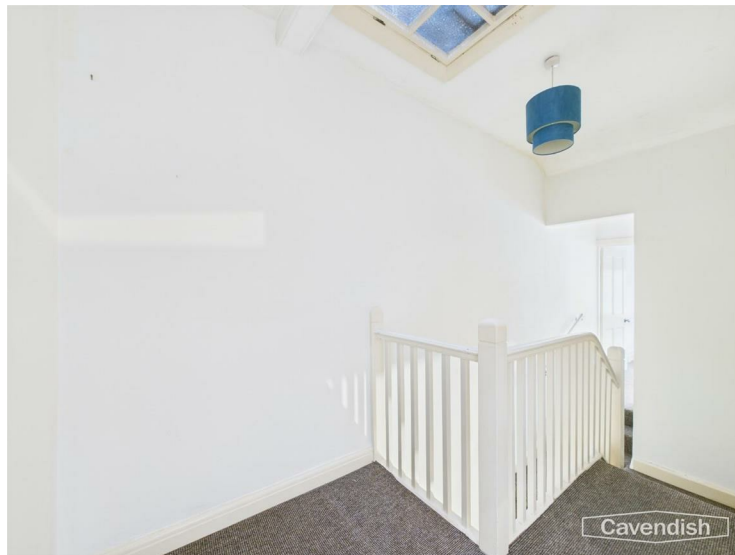
Wall mounted Intergas Rapid 32 combination condensing gas fired central heating boiler, single glazed window with obscured glass, fitted shelving, light point, double power point, and plumbing for washing machine.



## FIRST FLOOR LANDING



Split-level landing area with spindle balustrade, glazed loft hatch, thermostatic heating controls, and telephone point. Original wooden panelled doors to the living room, bedroom one, bedroom two, bedroom three and bathroom.



## LIVING ROOM

3.96m x 3.35m (13' x 11')



Window overlooking Edgar's Field Park, recessed ceiling spotlights, double radiator with thermostat, picture rails, wall light point, TV aerial point, exposed wooden floorboards, and chimney breast with decorative cast-iron fireplace, hearth and painted surround.

## BEDROOM ONE

4.32m x 3.07m (14'2" x 10'1")



Window to rear, ceiling light point, picture rails, single radiator with thermostat, and chimney breast with decorative cast-iron fireplace.

## BEDROOM TWO

3.00m x 2.64m (9'10" x 8'8")



Window overlooking Edgar's Field Park to the front, ceiling light point, and single radiator with thermostat.

## BEDROOM THREE

2.97m x 2.34m (9'9" x 7'8")



UPVC double glazed window to rear, ceiling light point, and single radiator with thermostat.

## BATHROOM

2.08m x 1.50m (6'10" x 4'11")



Modern white suite comprising: panelled bath with thermostatic mixer shower over; pedestal wash hand basin; and low level dual-flush WC. Wall tiling to bath and shower area, chrome ladder style towel radiator, fitted wall mirror, tiled floor, recessed ceiling spotlights, and window with obscured glass.

## OUTSIDE



To the rear there is a shared courtyard with useful brick-built store and rear pedestrian access gate.