



87 Tarvin Road

Boughton, Chester,  
CH3 5EF

Price  
£325,000

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.

\* DRIVEWAY PARKING & LARGER THAN AVERAGE REAR GARDEN \* BACKING ONTO THE SHROPSHIRE UNION CANAL \* NO ONWARD CHAIN. An attractive three bedroom end of terrace house conveniently situated along Tarvin Road in the popular suburb of Boughton. The accommodation, which offers scope for enhancement, briefly comprises: reception hallway, living room, study, dining room, kitchen, landing, bedroom one, bedroom two, bedroom three and bathroom. The property benefits from gas central heating with a recently installed condensing boiler (December 2024). Externally there is gravelled driveway parking at the front and side, whilst to the rear there is a generous sized garden laid mainly to lawn being enclosed by brick walling. There is no onward chain involved in the sale of this property.



LOCATION



Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales ExpresswaY.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



Wooden panelled entrance door with fan glazed insert, ceiling light point, single glazed window to rear, digital central heating and hot water controls, double radiator, telephone point, cupboard housing the gas meter, and turned staircase to the first floor with built-in understairs storage cupboard. Doorway with step leading down to the dining room, and doors to living room and study.

LIVING ROOM

4.57m into bay x 3.56m max (15' into bay x 11'8" max)



Single glazed bay window overlooking the front, ceiling light point, double radiator, decorative fireplace, laminate wood strip flooring, and cupboard housing the electric meter.

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

STUDY

3.63m x 2.36m (11'11" x 7'9")



Sealed unit double glazed window overlooking the front, ceiling light point, and double radiator with thermostat.

DINING ROOM

3.94m x 2.62m (12'11" x 8'7")



Ceiling light point, double radiator with thermostat, laminate wood strip flooring, and window to rear. Door to kitchen.

KITCHEN

3.30m max x 2.26m (10'10" max x 7'5")



Fitted base and wall units with worktops and single bowl stainless steel sink unit and drainer, electric cooker point, double radiator with thermostat, light point, wall mounted ATAG combination condensing gas fired central heating boiler, two windows, and part-glazed door to outside.

LANDING



Spindled balustrade, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.



**BEDROOM ONE**  
3.63m x 3.58m (11'11" x 11'9")



Window overlooking the front, ceiling light point, double radiator with thermostat, and exposed wooden floorboards.

**BEDROOM TWO**  
3.68m x 2.39m (12'1" x 7'10")



Double glazed window overlooking the front, ceiling light point, double radiator, and laminate wood strip flooring.

**BEDROOM THREE**  
3.94m x 2.62m (12'11" x 8'7")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and exposed wooden floorboards.

**BATHROOM**  
2.54m x 1.80m (8'4" x 5'11")



Comprising: panelled bath with mixer tap and shower attachment; pedestal wash basin; and low level WC. Wall tiling to bath and shower areas, double radiator, ceiling light point, and single glazed window with obscured glass.

**OUTSIDE FRONT**

To the front of the property there is a gravelled driveway which extends to the side.

**DRIVEWAY**



**OUTSIDE REAR**



To the rear the garden is a particular feature being of a generous size with a crazy paved patio and lawn being enclosed by wooden fencing. The garden backs onto the canal tow path and the Shropshire Union canal and enjoys a good degree of privacy. There is also a series of external steps, which lead down to a small basement area.



**REAR ELEVATION**



**CANAL TO REAR**

**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. Follow Tarvin Road and the property will be found, shortly after the turning for Churton Road, on the left hand side.

**TENURE**

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

**COUNCIL TAX**

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

**AGENTS NOTES**

\* The ATAG combination gas fired central heating boiler was installed in 2004.