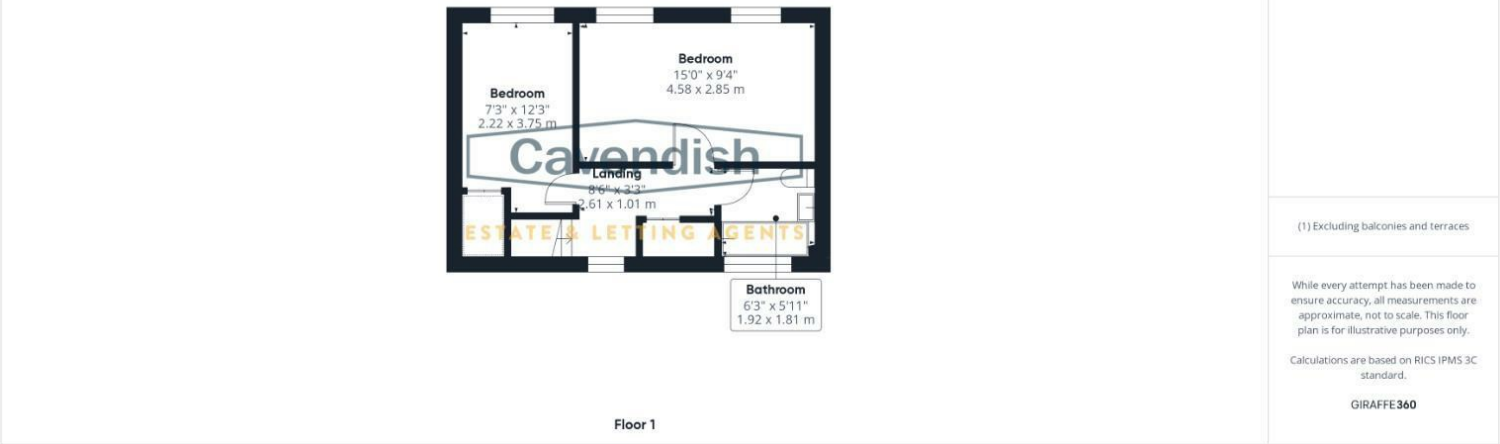
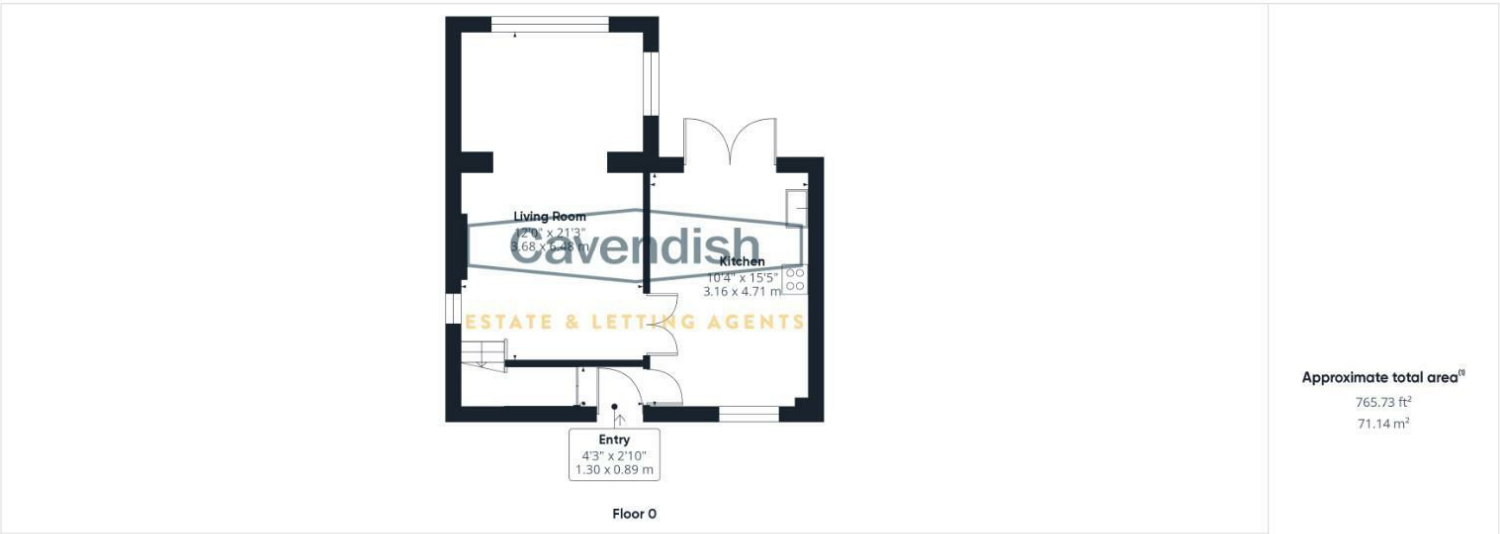


97 Circular Drive, Chester, Cheshire, CH4 8LY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	

Approximate total area[®]

765.73 ft²

71.14 m²

(1) Excluding balconies and terraces

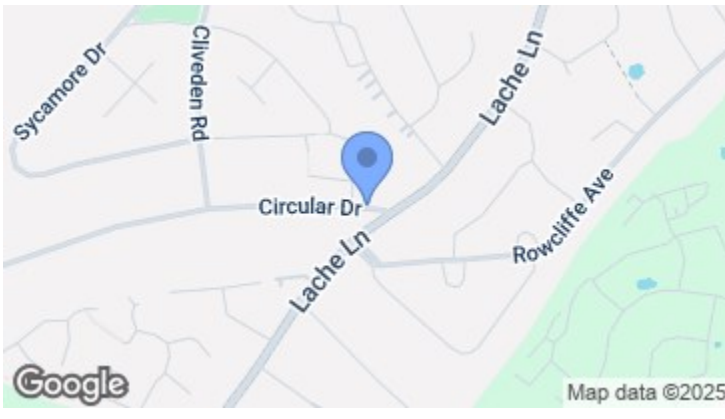
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

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>(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><i>Not energy efficient - higher running costs</i></p>		67	82
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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

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.



www.cavendishproperties.co.uk

Cavendish

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www.cavendishproperties.co.uk



97 Circular Drive

Chester, Cheshire,
CH4 8LY

Price

£215,000

A FANTASTIC FAMILY HOME LOCATED WITHIN WALKING DISTANCE OF CHESTER CITY CENTRE AND OFFERING A READY TO MOVE INTO FINISH. This previously three bedroom property has been modified to a two bedroom house now boasting huge bedrooms and large open plan living spaces. The kitchen/diner is fitted with a generous arrangement of wall and base units with space for all required appliances. The lounge/family room is flooded with natural light via windows to three elevations and there is a turned staircase rising to the first floor. The master bedroom is a wonderful size with two windows overlooking the rear garden. The second bedrooms boasts a large fitted storage cupboard and the family bathroom is fitted with a modern three piece white suite. To the exterior of the property there is a low maintenance rear garden that is fully enclosed with fencing and ample off road parking can be found to the front. There are an array of local amenities just a stone's throw from the property along with handy bus routes and desirable schooling. If you are looking for a property perfectly positioned within easy reach of the city centre, then this will be the property for you.

HALLWAY

PVC door with frosted leaded glass insert leading into the hallway where you will find a large built-in storage cupboard fitted with both hanging and shelving. Internal door leading to the kitchen/diner, ceiling light point, power points and telephone point.

KITCHEN/DINING ROOM

3.16m x 4.71m (10'4" x 15'5")



The open plan kitchen/diner has been fitted with a generous arrangement of wall and base units to incorporate a breakfast bar area. There is space and plumbing for a washing machine along with a larder style fridge/freezer. There is also a dishwasher. The integrated appliances include a four ring gas hob with electric double oven under and exposed extractor fan over. Two ceiling light points, radiator, power points, PVC window to the front elevation and PVC French doors leading out to the rear garden, internal door leading to the lounge.

**LOUNGE/FAMILY ROOM**

3.68m x 6.48m (12'0" x 21'3")



The lounge/family room has a turned staircase rising to the first floor, PVC windows to three elevations so the room is flooded with natural light, two ceiling light points, radiator with radiator cover over, power points, telephone point and TV point.

**LANDING**

2.61m x 1.01m (8'6" x 3'3")



PVC window to the front elevation and internal doors leading to the two bedrooms and family bathroom. There is a large storage cupboard housing the gas combination boiler and it is fitted with shelving for linen storage.

MASTER BEDROOM

4.58m x 2.85m (15'0" x 9'4")



The master bedroom is a great size with two PVC windows to the rear elevation. There is a hatch for loft access, two radiators, power points and two ceiling light points. The property could be very easily changed back to 3 bedrooms by putting back in the dividing wall if desired.

BEDROOM TWO

2.22m x 3.75m (7'3" x 12'3")



PVC window to the rear elevation, there is a large fitted cupboard which provides plenty of storage space, central ceiling light point, radiator, power points.

BATHROOM

1.92m x 1.81m (6'3" x 5'11")



The family bathroom is fitted with a three piece white suite to incorporate a dual flush WC, pedestal hand basin, side panelled bath with mixer tap and shower hose attachment, partly tiled walls, central ceiling light point, radiator, PVC frosted glazed window to the front elevation.

FRONT GARDEN

The frontage is enclosed with a low level picket fence and there is a wooden gate for access which leads to paved driveway parking. The rest of the frontage is laid to lawn with well stocked borders and a paved walkway leading to the front door.

REAR GARDEN

The rear garden is fully enclosed with fencing and laid with a large paved patio which is perfect for entertaining during the summer months. The rest of the garden is laid to lawn and boasts a sunny aspect. There is a shed which is great for storage, and pedestrian access to the side of the property.

LOCATION

A popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst 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. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

DIRECTIONS

Head west on Cuppin St toward Weaver St. Turn left onto Weaver St. Turn left onto Nicholas St/A5268. At the roundabout, take the 3rd exit onto Grosvenor Rd/A483. At the roundabout, take the 2nd exit onto Lache Ln. Turn right onto Circular Dr.

AGENTS NOTES

- *Previously a three bedroom but the wall has been removed between bedroom two & three.
- *Gas central heating
- *No onward chain
- *Double glazed windows throughout

COUNCIL TAX BAND

Cheshire West and Chester - Tax Band B

TENURE

FREEHOLD - to be confirmed by the purchasers solicitor.

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.

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

ANTI MONEY LAUNDERING

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.