

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	80	
(81-91) B		
(69-80) C		
(55-68) D	42	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



7 Marbury Road
Vicars Cross, Chester, Cheshire
CH3 5PH

Price
£400,000

** PERIOD SEMI-DETACHED HOUSE ** DESIRABLE ROAD WITHIN VICARS CROSS * THREE RECEPTION ROOMS & FOUR BEDROOMS. An attractive four bedroom semi-detached house located along Marbury Road in the popular Chester suburb of Vicars Cross. The property has been a much loved family home and is well located close to local amenities and within easy reach of Chester city centre and the surrounding road network. The accommodation briefly comprises: entrance hall, living room with bay window and decorative fireplace, sitting room with patio doors to the garden, dining room, kitchen, landing, four bedrooms and shower room. The property benefits from gas fired central heating and has partial double glazed windows. Externally there is a well stocked garden at the front with flagged driveway extending to the side. To the rear the garden is of a generous size and laid mainly to lawn with well stocked borders, two flagged patio areas and raised beds, being enclosed by wooden fencing and brick wall. There is also a useful garden store, outside WC and boiler room.

LOCATION

The property is situated in a convenient residential location within a short distance of the Chester ring road which leads to the M53 motorway and the A55 Chester Southerly By-Pass providing easy commuting to neighbouring centres including the Wirral, Manchester and North Wales. There are shops for everyday needs in Green Lane and a newsagent's and convenience store on Queens Road. Schools for all ages within easy reach and there is a frequent bus service into Chester. Leisure facilities close at hand include the Northgate Arena Leisure Centre, golf courses and Chester Rugby Club.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

Wooden panelled entrance door with glazed insert, sash window to side, coved ceiling, single radiator with thermostat, ceiling light point, two wall light points, picture rails, spindled staircase to the first floor with useful understairs storage area and hanging for cloaks. Wooden panelled doors to the living room, sitting room and dining room.

**LIVING ROOM**

4.24m into bay x 3.89m (13'11" into bay x 12'9")



Single glazed bay window overlooking the front, coved ceiling, ceiling light point, picture rails, double radiator, telephone point, and decorative cast-iron fireplace with tiled hearth.

AGENTS NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water 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 £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.

PS/PMW**GARDEN STORE**

3.73m x 2.34m (12'3" x 7'8")

Fitted worktop and wall shelving, fluorescent strip light, UPVC double glazed window, and double power point.

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 continue straight ahead. Then take the fourth turning on the right into Marbury Road. The property will then be found after a short distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.



SITTING ROOM



KITCHEN

4.67m x 1.78m (15'4" x 5'10")



Double glazed sliding patio doors to the rear garden, ceiling light point, picture rails, double radiator with thermostat, and feature fireplace with tiled insert and hearth housing a 'Living Flame' coal-effect gas fire with painted wooden fireplace surround.

DINING ROOM

3.94m x 2.97m (12'11" x 9'9")



Double glazed window to side, coved ceiling, ceiling light point, double radiator with thermostat, built-in corner cupboard housing the electric meter and fuse board, chimney breast with decorative cast-iron fireplace, and thermostatic heating controls. Archway opening to the kitchen.

SITTING ROOM



KITCHEN

4.67m x 1.78m (15'4" x 5'10")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer. Wall tiling to work surface areas. Freestanding Range Master Toledo range style cooker with five-ring gas hob, double oven and grill. Strip light, central heating and hot water controls, plumbing and space for washing machine, integrated fridge/freezer, vinyl tile effect flooring, two windows overlooking the side, and double glazed door to outside,

LANDING



Spindled balustrade, coved ceiling, two ceiling light points, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bedroom four and shower room.

BEDROOM ONE

3.96m x 3.68m into wardrobe (13' x 12'1" into wardrobe)



Double glazed window overlooking the front, ceiling light point, picture rails, single radiator, telephone point, and full height fitted wardrobes to the length of one wall with four sliding doors.

BEDROOM TWO

4.24m x 3.00m (13'11" x 9'10")



Double glazed window to side, ceiling light point, picture rails, and single radiator.

BEDROOM THREE

3.58m x 3.40m (11'9" x 11'2")



Sash window to rear, ceiling light point, picture rails, double radiator, concealed cast-iron fireplace and fitted double storage cupboard housing the hot water cylinder and immersion heater with slatted shelf and storage cupboard above.

BEDROOM FOUR

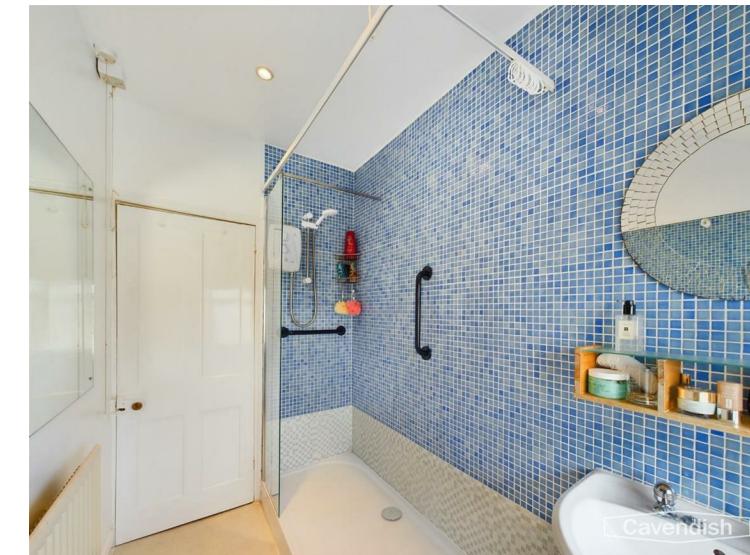
2.54m x 2.03m (8'4" x 6'8")



Secondary glazed window to front, ceiling light point, picture rails, and double radiator with thermostat.

SHOWER ROOM

2.57m x 1.45m (8'5" x 4'9")



White suite comprising shower enclosure with glazed shower screen and Triton electric shower, pedestal wash hand basin and low level WC. Wall tiling to shower area, recessed ceiling spotlights, single radiator with thermostat, vinyl floor covering, single glazed window with obscured glass, large fitted wall mirror.

OUTSIDE FRONT



To the front there is a well stocked garden with brick boundary wall and flagged driveway. A wooden gate at the side provides access to a paved area with outside light, external doors to the boiler room and outside WC.



BOILER ROOM

1.65m x 0.94m (5'5" x 3'1")

Floor standing Ideal Mexico gas fired central heating boiler, and gas meter.

OUTSIDE WC

1.52m x 0.94m (5' x 3'1")

Low level WC, cold water tap, and light point.

OUTSIDE REAR



To the rear there is a lawned garden with stocked borders, a circular shaped flagged patio enjoying patio doors from the sitting room, crushed slate pathway with two raised vegetable patches and further flagged patio area, being enclosed by wooden fencing and brick wall. There is also a useful garden store.