

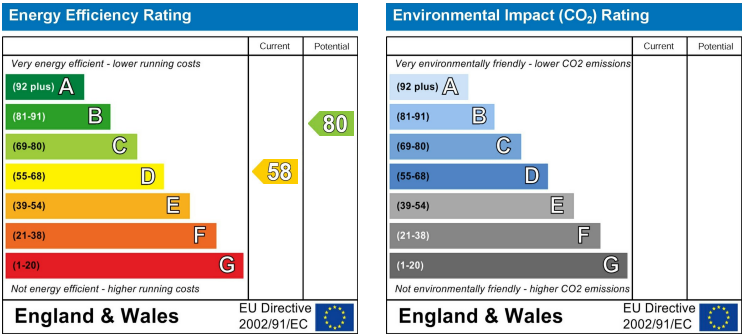
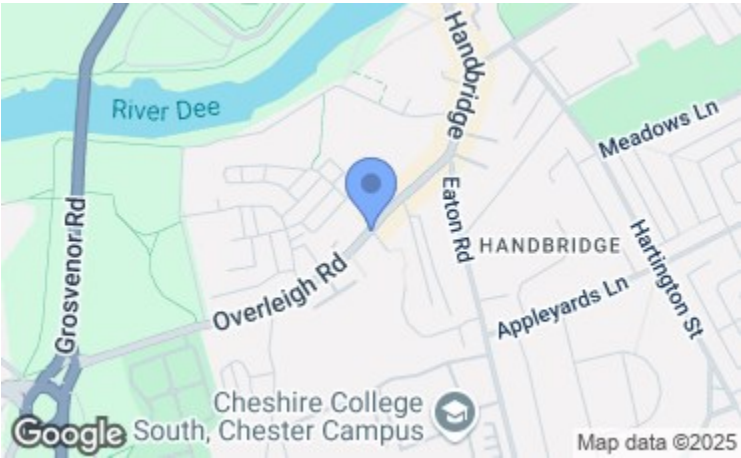
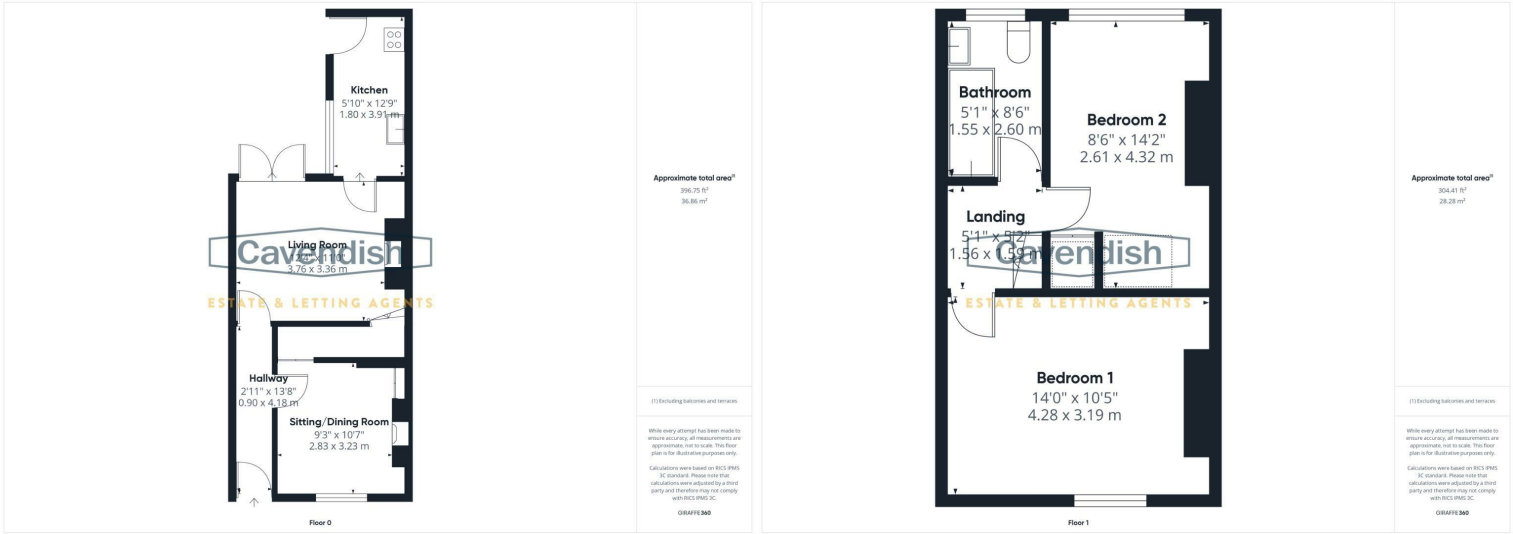
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15 Overleigh Road

Chester,
CH4 7HL

Price
£300,000

* PERIOD TERRACED HOUSE * BEAUTIFUL GARDEN TO REAR * VIEWING HIGHLY RECOMMENDED. An attractive two bedroom terraced house conveniently situated along Overleigh Road in the popular suburb of Handbridge. The property is conveniently situated close to local amenities and within a short walk via the Old Dee bridge into Chester. The accommodation briefly comprises: reception hallway, sitting room/dining room with decorative fireplace and views towards St. Mary's Church at the front, living room with log burner and French doors to the garden, modern fitted kitchen with integrated cooking appliances and dishwasher, landing, bedroom one, bedroom two with built-in storage cupboards and a well appointed bathroom with shower over bath. The property benefits from uPVC double glazed windows which are sash windows at the front and has gas fired central heating with a Worcester combination condensing boiler. Externally there is on-street parking available at the front along Overleigh Road. To the rear the garden is set on two levels with a block paved courtyard and outside store with steps leading up to a lawned garden with flagged seating areas, border and garden shed. If you are looking for a period home, close to local amenities and the city centre, then we would strongly urge you to view.

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 HALL

4.17m x 0.89m (13'8" x 2'11")



Composite entrance door with double glazed insert and

letterbox, panelled-effect walling, coved ceiling with picture rails and decorative mouldings, single radiator with thermostat, two ceiling light points, smoke alarm and quarry tiled floor. Stripped wooden panelled doors to Living Room and Sitting Room/Dining Room.

SITTING ROOM/DINING ROOM

3.20m into recess x 3.18m (10'6" into recess x 10'5")



Chimney breast with decorative cast-iron fireplace, tiled hearth and painted surround, original built-in storage cupboards to each recess with stripped pitch pine doors, coved ceiling, ceiling light point, built-in understairs storage cupboard, oak wood strip flooring, single radiator and uPVC double glazed sash window with views towards St. Mary's Church.

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, past the service station which leads into Overleigh Road. The property will then be found on the left-hand side shortly before Pyecroft Street.

TENURE

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

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.

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 - for identification purposes only, not to scale.

PS/SC

LIVING ROOM

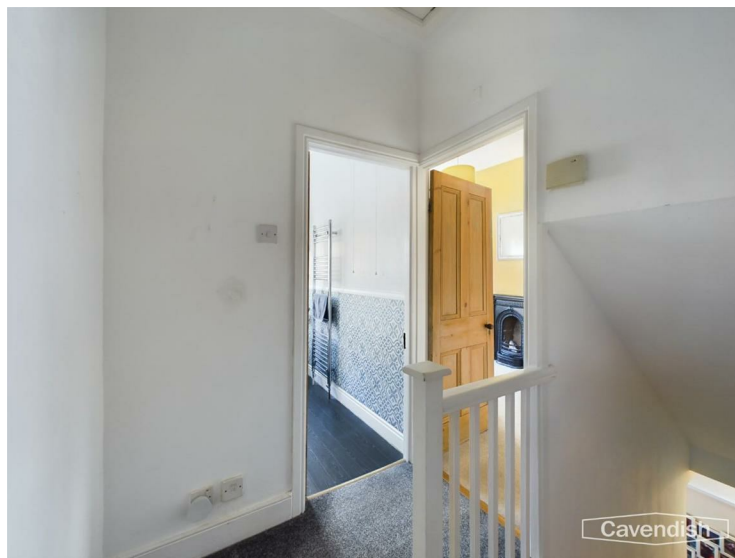
Chimney breast with tiled recess, quarry tiled hearth and fireplace surround housing a cast-iron log burner, ceiling light point, picture rails, single radiator, television aerial point, telephone master socket, uPVC double glazed French doors to rear garden, and turned staircase to first floor. Stripped wooden panelled door to Kitchen.

**KITCHEN**

3.94m x 1.80m (12'11" x 5'11")



Fitted with a modern range of contrasting white and grey fronted units incorporating drawers and cupboards with laminated wood-effect worktops. Inset single bowl composite sink unit and drainer with mixer tap. Fitted four-ring Neff gas hob with extractor above and built-in Neff electric fan assisted oven and grill. Wall tiling to work surface areas with concealed under-cupboard lighting. Integrated Indesit dishwasher and space for tall fridge freezer, recessed LED ceiling spotlights, single radiator, wooden floorboards, uPVC double glazed window and wooden panelled door to outside.

FIRST FLOOR LANDING

With small spindled balustrade, ceiling light point, smoke alarm and access to boarded loft space with retractable aluminium ladder. Stripped wooden panelled pitch pine doors to Bedroom One, Bedroom Two and Bathroom.

BEDROOM ONE

4.27m x 3.15m (14' x 10'4")



uPVC double glazed sash window overlooking the front with views towards St. Mary's Church, double radiator with thermostat, ceiling light point, picture rails and chimney breast with original decorative cast-iron fireplace.

BEDROOM TWO

4.32m narrowing to 3.43m x 2.59m (14'2" narrowing to 11'3" x 8'6")



uPVC double glazed window overlooking the rear garden, ceiling light point, TV aerial point, telephone point, chimney breast with original decorative cast iron fireplace, double radiator with thermostat and built-in over stairs storage with cupboards and display shelving.

BATHROOM

2.54m x 1.52m (8'4" x 5')



Modern white suite with chrome style fittings comprising: panelled bath with wet boarding, wall mounted mixer shower and glazed shower screen; pedestal wash hand basin with

mixer tap; and low-level dual flush WC. Ceiling light point, mirror fronted medicine cabinet, vinyl wood-effect flooring, part-tiled walls, chrome ladder style towel radiator and uPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front, the property occupies a convenient location along Overleigh Road with views to the front towards St. Mary's Church in Handbridge.

OUTSIDE REAR

To the rear, there is a delightful garden enjoying a southerly aspect and a good degree of privacy. The garden is set on two levels with a block paved courtyard area and steps leading up to a further garden with lawn, two flagged patios, raised beds with wooden sleeper edging, and two raised vegetable beds being enclosed by hedging and fencing. Pedestrian access is available to the rear. Timber built garden shed. There is also a useful utility store.

UTILITY STORE

1.17m x 0.86m (3'10" x 2'10")

Wall mounted Worcester combination condensing gas fired central heating boiler, fitted shelving, cold water tap and plumbing for washing machine.

