

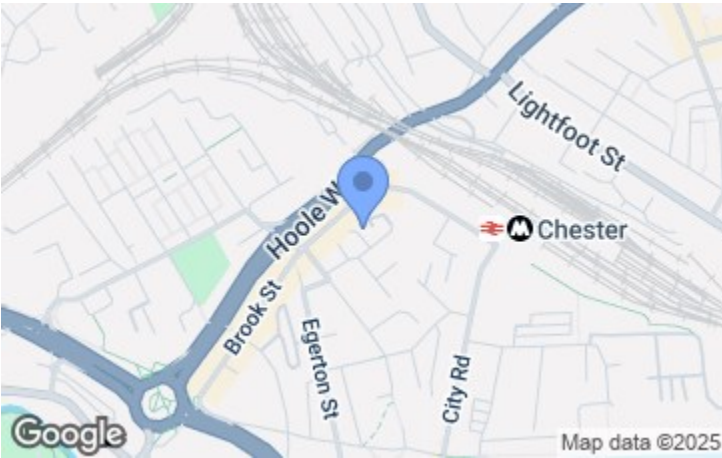
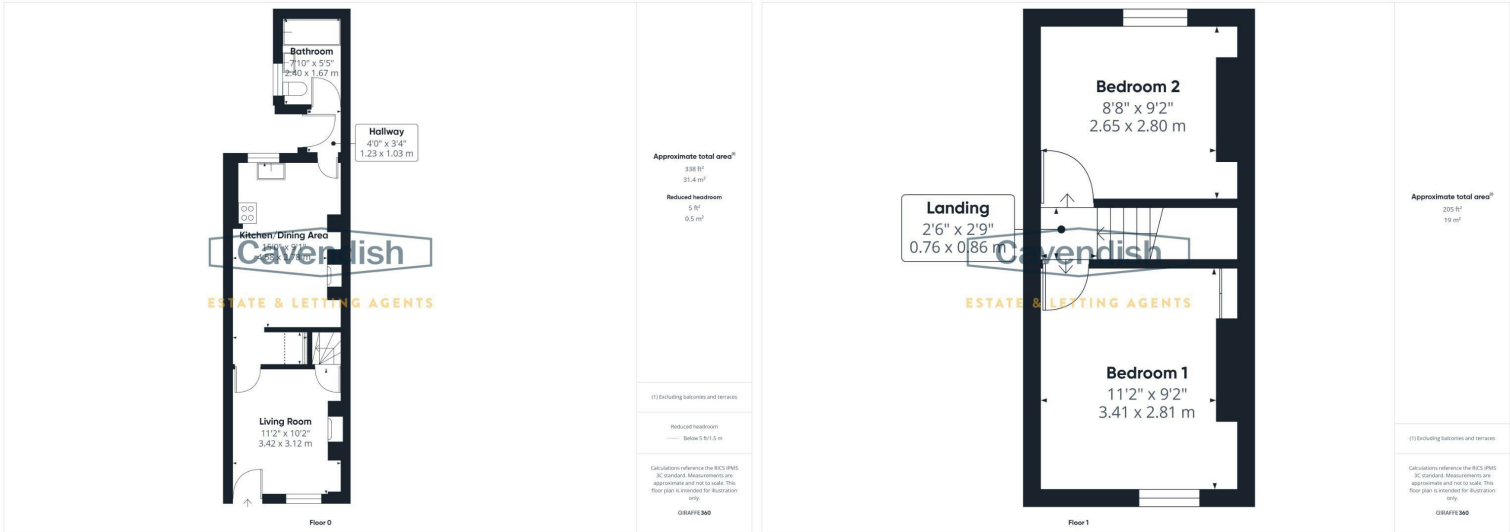
10 Ormonde Street, Chester, CH1 3DD

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(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			
(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			



10 Ormonde Street

Chester,
CH1 3DD

Price
£170,000

A two bedroom period terraced house conveniently situated close to Brook Street and within easy walking distance of both the Chester Railway Station and Chester city centre. The accommodation briefly comprises: living room with feature cast-iron open fireplace, open-plan kitchen/dining area, rear hall, downstairs bathroom, first floor landing and two good sized bedrooms. The property benefits from double glazed windows and has gas fired central heating with a Worcester combination condensing central heating boiler. The loft area has also been boarded with a light point and retractable wooden ladder. There is on-street permit parking available along Ormonde Street and to the rear there is a small walled courtyard with pedestrian access gate. There is no onward chain involved in the sale of this property.

LOCATION



The property is conveniently located near Brook Street, a vibrant and multicultural shopping area, and just a short walk from Chester city centre, offering a wide range of shops, pubs, and restaurants. Both the railway station and bus interchange are within walking distance, with excellent access to the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

3.40m x 3.10m (11'2" x 10'2")



Wooden panelled entrance door with security peephole and window light above, double glazed window overlooking the front, double radiator, cupboard housing the electric meter and electrical consumer board, cupboard housing the gas meter, coved ceiling, moulded ceiling rose with ceiling light point, and chimney breast with cast-iron open fireplace and tiled hearth and door with turned staircase to the first floor. Door to dining kitchen.



REAR HALL

1.24m x 1.04m (4'1" x 3'5")

Ceiling light point and tiled floor. Door to the bathroom and part-glazed door to outside.

BATHROOM

2.41m x 1.68m (7'11" x 5'6")



White suite comprising: panelled bath with wall mounted mixer shower over, shower curtain and rail; pedestal wash hand basin with tiled splashback; and low-level WC. Wall tiling to bath and shower area, tiled floor, ceiling light point, double radiator with thermostat and double glazed window with obscured glass.

LANDING

With ceiling light point and smoke alarm. Doors to bedroom 1 and bedroom 2.

BEDROOM 1

3.45m x 3.10m (11'4" x 10'2")



Double glazed window overlooking the front, ceiling light point, built-in storage cupboard to recess with fitted shelving and louvred doors, telephone point and single radiator with thermostat.



DINING KITCHEN

4.50m x 3.18m max (14'9" x 10'5" max)



Fitted with a range of base and wall units incorporating drawers and cupboard with laminated worktops and small breakfast bar. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring ceramic electric hob and electric fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge freezer, double radiator, vinyl floor covering, part-vaulted ceiling with painted beams and double glazed Velux rooflight, two ceiling light points. extractor, telephone master socket, double glazed window to rear, space for dining table and chairs and useful understairs storage area. Door to rear hall.

BEDROOM 2

3.15m x 2.64m (10'4" x 8'8")



Double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, cupboard housing a Worcester Greenstar 30i combination condensing gas fired central heating boiler and access to useful boarded loft space with retractable wooden ladder and light point.

OUTSIDE FRONT



To the front there is on street permit parking available.

OUTSIDE REAR



To the rear there is a walled courtyard with paving and rear pedestrian access gate.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout. Proceed straight across, passing the Northgate Arena on the left and at the next roundabout take the first exit along Hoole Way. At the traffic lights, turn right into Brook Street and at the bend turn right into Francis Street. Then take the first turning left into Sibell Street and Ormonde Street is the second turning on the left. The property will be found on the right-hand side.

RESIDENTS PARKING SCHEME

Ormonde Street falls under residents parking Zone I. The cost of the resident's permit is currently £80 per year (2025). Permits are subject to application and availability. Parking Services, Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE. email: parking@cheshirewestandchester.gov.uk

TENURE

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

COUNCIL TAX

* Council Tax Band A - Cheshire West and Chester.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* Ormonde Street forms of the the City Centre (Chester) Conservation Area.
* The loft area has been boarded with a light point and retractable wooden ladder.

PERSONAL INTEREST

In accordance with the provisions of The Estate Agents Act 1979 as amended you are advised that the owner of the property is related to a member of staff at Cavendish Estate and Letting Agents.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required

to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

*CHESTER - Viewing wording for Particulars

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC