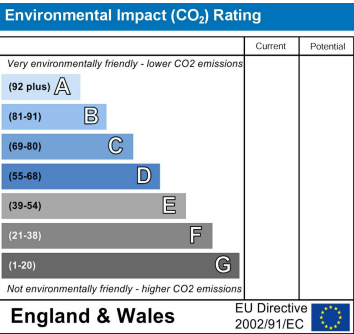
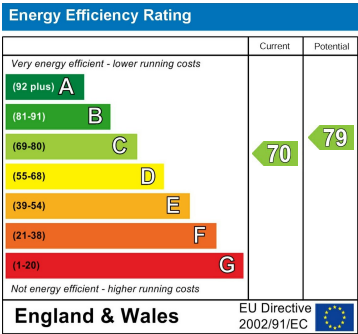
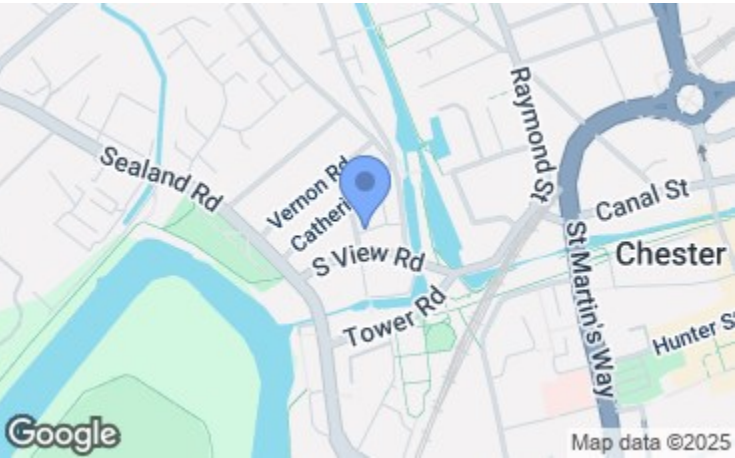


2 Charlotte Street, Chester, CH1 4JN



Cavendish

ESTATE AGENTS

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2 Charlotte Street

Chester,  
CH1 4JN

Price  
£300,000

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.

\* IDEAL INVESTMENT PROPERTY \* CLOSE TO CANAL BASIN, UNIVERSITY & CITY CENTRE \* FIVE LETTING ROOMS. A large semi-detached house located in a convenient position off South View Road, within walking distance of the University of Chester, the Shropshire Union Canal and Chester city centre. The accommodation briefly comprises: entrance hall, living room, kitchen, room one, inner hall, room two, room three, bathroom, landing, room four, room five and study/room. The property benefits from UPVC double glazed windows and has gas-fired central heating. To the rear there is a paved garden area. The property is currently vacant and is for sale with no onward chain.



LOCATION



The property is ideally situated close to local amenities, the City Centre and the Greyhound Retail Park which offer a wide variety of shopping facilities, health and fitness centres, tennis club, golf clubs, museums and parks. Chester University is within easy walking distance. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

THE ACCOMMODATION COMPRISES:

PORCH

With quarry tiled floor, and UPVC double glazed entrance door with window light above to the entrance hall.

ENTRANCE HALL

Single radiator with thermostat, ceiling light point, smoke alarm, telephone point, and staircase to the first floor. Doors to the living room and room one.

LIVING ROOM

4.19m x 3.84m (13'9" x 12'7")



UPVC double glazed window to side, ceiling light point, smoke alarm, double radiator with thermostat, and TV aerial point. Open-plan to the kitchen.



**\*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.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

**KITCHEN**

4.19m x 3.02m (13'9" x 9'11")



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 with mixer tap. Wall tiling to work surface areas. Space for electric cooker, two ceiling light points, mains connected heat alarm, wall mounted Worcester Greenstar combination gas fired central heating boiler, UPVC double glazed window to side, and UPVC double glazed door to outside. Door to rear hall.

**ROOM ONE**

3.53m x 3.07m (11'7" x 10'1")



UPVC double glazed window overlooking the front and UPVC double glazed window to side, ceiling light point, smoke alarm, double radiator, cupboard housing the gas meter.

**REAR HALLWAY**

Ceiling light point, single radiator with thermostat, and built-in open cupboard with hanging rail and shelf. Doors to room two, room three and bathroom.

**ROOM TWO**

4.19m x 2.46m (13'9" x 8'1")



UPVC double glazed window to side, ceiling light point,



double radiator with thermostat, and smoke alarm.

### ROOM THREE

3.23m x 2.57m (10'7" x 8'5")



UPVC double glazed window to side, ceiling light point, double radiator, smoke alarm, and built-in double wardrobe with storage cupboard above.

### BATHROOM

1.98m x 1.96m (6'6" x 6'5")



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level dual flush WC. Fully tiled walls, tiled floor, single radiator, ceiling light point, extractor, UPVC double glazed window with obscured glass.

### LANDING

3.96m x 1.73m (13' x 5'8")

Spindled balustrade, ceiling light point, smoke alarm, and access to loft space. Doors to room four, room five and study/room.

### ROOM FOUR

4.22m x 3.51m (13'10" x 11'6")



Two UPVC double glazed windows overlooking the front and side, ceiling light point, smoke alarm, and double radiator with thermostat.

### ROOM FIVE

3.96m x 2.46m (13' x 8'1")



Two UPVC double glazed windows overlooking the rear and

side, ceiling light point, smoke alarm, and double radiator with thermostat.

### STUDY/ROOM

2.95m x 2.26m (9'8" x 7'5")

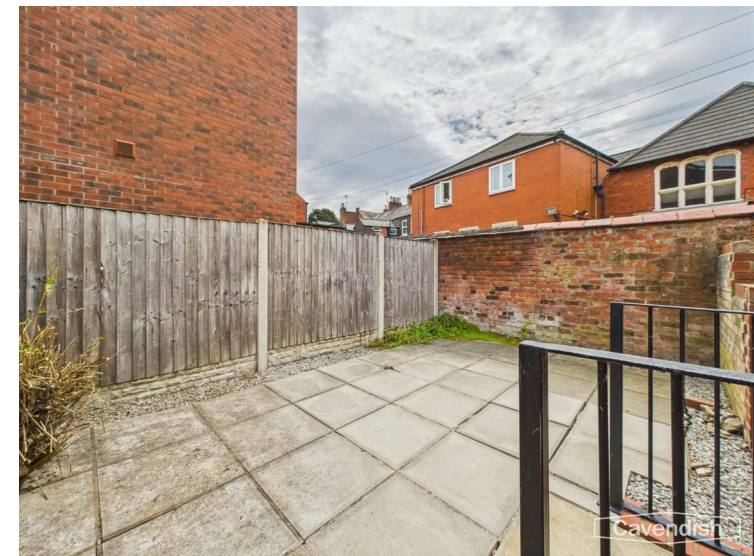


UPVC double glazed window to side, ceiling light point, smoke alarm, and double radiator with thermostat.

### OUTSIDE



On street parking is available along Charlotte Street. To the side there is a shared pathway and to the rear there is a raised flagged patio and garden enclosed by wooden fencing, a brick wall and metal railings. External gas meter cupboard and outside lighting to side.



### DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street. Then take the turning right after Tower Road into South View Road and the first left into Charlotte Street. The property will be found after a short distance on the right hand side.

### TENURE

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

### COUNCIL TAX

\* Council Tax Band B - Cheshire West and Chester County Council.

### AGENT'S NOTES

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

\* The property has been successfully let to students for over 20 years, but due to the ill health of the owner, the property has not been let for the last 3 years and the owner has now decided to sell the property. Previous HMO license for letting of five rooms.