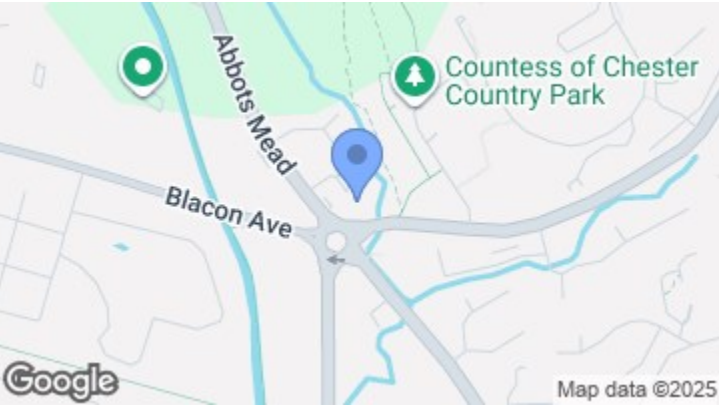



1 Abbots Terrace, Parkgate Road, Chester, CH1 4AZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	75

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.

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.



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1 Abbots Terrace, Parkgate Road
Chester,
CH1 4AZ

Offers In Excess Of £230,000

This stunning two-bedroom property has been recently renovated throughout and is presented to an exceptional standard. The home features a newly fitted kitchen with modern units and appliances, and a bright open-plan lounge and dining area with French doors leading to the rear garden.

Upstairs, there are two generous double bedrooms and a stylish shower room, fitted with a contemporary white suite. Outside, the property boasts a landscaped, private garden, perfect for relaxing or entertaining, and off-road parking for two vehicles to the front. Situated on Parkgate Road, this home enjoys an ideal location with easy access to Chester city centre, offering a range of shops, restaurants, and amenities. Excellent motorway links nearby provide convenient routes to the M53, M56, and beyond, making it perfect for commuters. The property is also within easy reach of a popular local park, offering green space and leisure facilities right on your doorstep.

LOCATION

Abbots Terrace enjoys a prime position on Parkgate Road, just a short distance from Chester city centre with its wide range of shops, restaurants, and historic attractions. The area offers excellent transport and motorway links, including easy access to the A540, M53, and M56, ideal for commuters to Liverpool, Manchester, and North Wales. Regular public transport services run nearby, providing convenient connections across the city. Residents can enjoy the nearby local park and the Countess of Chester Country Park for outdoor leisure. This sought-after location perfectly combines city convenience with peaceful surroundings.

Porch

Hallway

Lounge/Dining Room

6.52 x 3.32 m (21'4" x 10'10")



This inviting lounge and dining room offers a bright and spacious open-plan layout. It features stylish wooden flooring and neutral walls that create a warm and welcoming atmosphere. Large windows and French doors at the rear flood the room with natural light and provide direct access to the garden, blending indoor and outdoor living. The room includes a charming fireplace with a wood-burning stove, perfect for cosy evenings, and space

for comfortable seating and a dining table. The staircase to the first floor is discreetly positioned to one side, maintaining the room's open feel.



Kitchen

3.48 x 2.29 m (11'4" x 7'6")



The kitchen is modern and well-equipped, featuring white cabinetry with wooden worktops that add a touch of warmth. It incorporates integrated appliances, including an oven and hob, and has ample storage and preparation space. A large

window above the sink allows plenty of daylight to brighten the room, while light wooden flooring complements the overall clean and fresh aesthetic.

Bedroom 1

3.87 x 3.30 m (12'8" x 10'9")



The main bedroom is a fantastic size and has neutral cream walls and soft carpeting that creates a relaxing environment, while the window provides lovely views to the outside and plenty of natural light.

Bedroom 2

3.69 x 3.42 m (12'1" x 11'2")



Bedroom 2 is a spacious room with neutral décor and carpeted flooring, designed for comfort and practicality. It accommodates a double bed and bedside tables, and benefits from a large window that fills the room with natural light.

Shower Room

2.36 x 1.47 (7'8" x 4'9")

The stylish shower room features a

modern white three-piece suite, including a shower cubicle, complemented by contemporary tiled walls for a clean and elegant finish.

Landing

2.27 x 0.96 m (7'5" x 3'2")



Rear Garden



The garden is a delightful outdoor space combining a lawned area, a paved patio, and a gravel seating area. The patio extends invitingly from the house, making it ideal for dining or relaxing outside. The gravelled section is furnished with comfortable garden seating and surrounded by mature plants and fencing which provide privacy and a peaceful atmosphere. Beyond the patio, a well-maintained lawn offers space for outdoor activities, bordered by flowerbeds and garden sheds, all within a secure, fenced boundary.



Parking



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.

VIEWINGS

By appointment through the Agents
Chester Office 01244 404040.

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

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.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

FREEHOLD

Believed to be Freehold.

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.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.