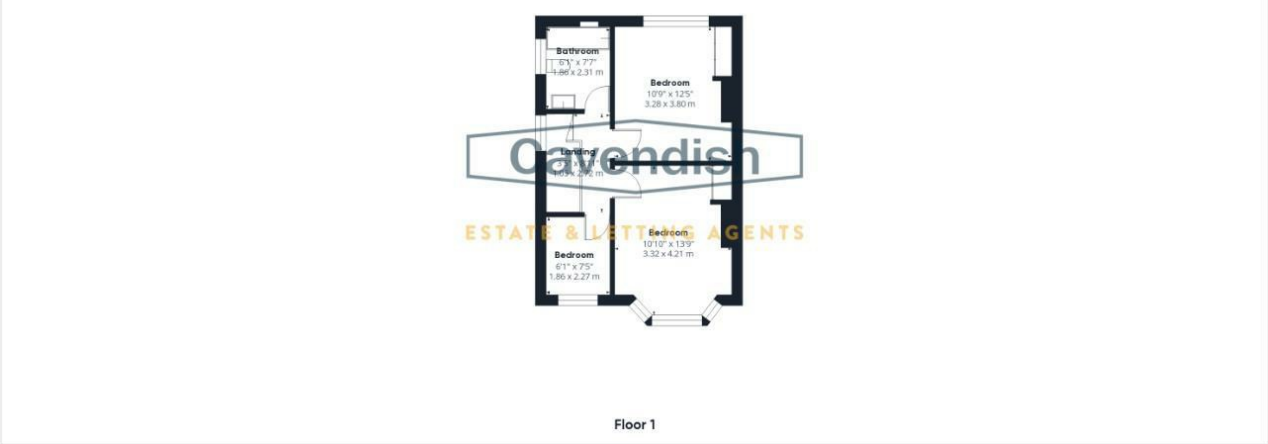


7 Shaftesbury Avenue, Vicars Cross, Chester, CH3 5LQ



	Energy Efficiency Rating	Environmental Impact
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Approximate total area[®]

927.43 ft²

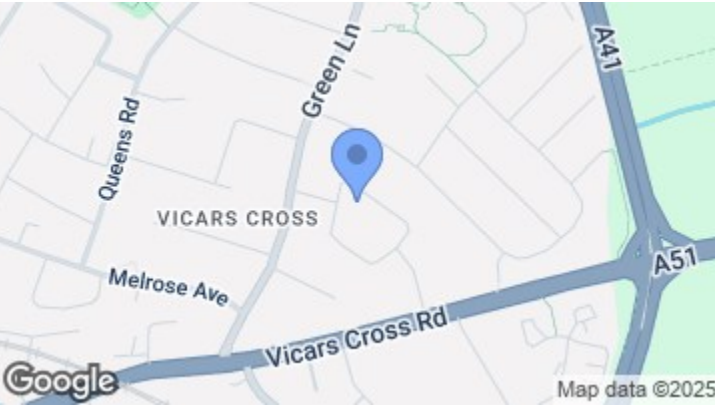
86.16 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		68	86
<p>England & Wales</p>		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





7 Shaftesbury Avenue
Vicars Cross, Chester,
CH3 5LQ

Asking Price
£350,000

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A BEAUTIFUL SEMI-DETACHED FAMILY HOME OFFERING A READY TO MOVE IN FINISH. Having been extended to the rear, there is an abundance of living space on offer and the accommodation can be used to suit the new owner's needs.

Throughout the property you will find high quality fittings along with a generous amount of exterior space. The kitchen itself is fitted with a contemporary arrangement of wall and base units complete with solid wood work surfaces. The family room is flooded with natural light via French doors which lead out to the rear garden and there is also both a utility room and downstairs WC. The lounge to the front of the property is kept warm during the winter months by the log burner and there is a walk in bay window. All of the bedrooms are decorated to a high standard and two come complete with bespoke fitted wardrobes. The family bathroom is fitted with a three piece white suite to incorporate a rainfall shower over the bath, a beautiful addition I am sure you will agree. The exterior garden is the perfect space for entertaining during the summer months and there is a detached garage. If you are looking for a family home offering a ready to move in finish and located just a stone's throw from an array of local amenities then this will be the property for you.

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.



www.cavendishproperties.co.uk

ENTRANCE PORCH

1.87m x 0.50m (6'1" x 1'7")

You enter the property into a porch through PVC French doors with frosted glass inserts where there is plenty of space for shoe and coat storage, ceiling light point, quarry tiled flooring.

HALLWAY

1.87m x 4.09m (6'1" x 13'5")

You access the hallway via a wooden front door with frosted glass insert into the hallway where a staircase rises to the first floor. There is a large understairs storage cupboard, picture rail, oak flooring, central ceiling light point, power points, radiator with radiator cover, internal doors leading to the living accommodation.

LOUNGE

3.31m x 4.12m (10'10" x 13'6")



The lounge to the front of the property is flooded with natural light via the walk-in PVC bay window. The lounge benefits from a feature fireplace complete with cast iron log burner. There is a fitted unit to the side of the fireplace with both shelving and cupboard storage. Central ceiling light point, picture rail, radiator with radiator cover over, power points, telephone point, TV point.

KITCHEN/DINER

5.30m x 3.75m (17'4" x 12'3")



The open plan kitchen/diner is a fantastic size. The kitchen itself is fitted with a high gloss arrangement of wall and base units complete with solid wood work surfaces. There is an inset sink and half with side drainer and mixer tap over, four ring electric hob with electric oven under and exposed extractor fan over, space for a dishwasher and larder style fridge/freezer, a cupboard housing the gas combination boiler, splashback tiling, PVC window to the side elevation, central ceiling light point, power points, oak flooring. The oak flooring continues through to the dining room where there is

plenty of space for a large dining table. There is a fitted cupboard for storage, central ceiling light point, picture rail, shelving, power points, radiator. An opening leads through to the family room at the rear of the property.



FAMILY ROOM

3.35m x 2.41m (10'11" x 7'10")



The family room is flexible in terms of use depending on the new owner's requirements. French doors lead out to the rear garden. An internal door leads through to the utility room. Three wall mounted light points, radiator, power points, tiled flooring.

UTILITY ROOM

1.37m x 1.43m (4'5" x 4'8")



The utility room has both space and plumbing for a washing machine and dryer, wall mounted cupboard and wall mounted shelving, central ceiling light point, power points, internal door leading to the downstairs WC.

DOWNSTAIRS WC

1.40m x 1.06m (4'7" x 3'5")

The downstairs WC is fitted with a two piece white suite to include a dual flush WC and wall mounted hand basin with splashback tiling. There is a PVC frosted glazed window to the rear elevation with tiled windowsill, central ceiling light point, wall mounted chrome radiator.

LANDING

1.05m x 2.72m (3'5" x 8'11")



The landing has the original doors leading to the three bedrooms and family bathroom. There is a PVC frosted glazed window to the side elevation, picture rail, power points.

MASTER BEDROOM

3.32m x 4.21m (10'10" x 13'9")



The master bedroom is flooded with natural light via the walk-in bay window to the front elevation fitted with PVC leaded windows. There is a large built-in wardrobe fitted with both hanging and shelving space, central ceiling light point, picture rail, wall mounted radiator with radiator cover over, power points.

BEDROOM TWO

3.28m x 3.80m (10'9" x 12'5")



PVC window to the rear elevation, vast arrangement of fitted wardrobes complete with both hanging and shelving, central ceiling light point, picture rail, radiator with radiator cover over, power points.

BEDROOM THREE

1.86m x 2.27m (6'1" x 7'5")



PVC window to the front elevation, picture rail, radiator, power points, wood effect flooring.

BATHROOM

1.86m x 2.31m (6'1" x 7'6")



The bathroom has been fitted with a three piece white suite to include a side panelled bath with mixer tap and mixer shower attachment along with a ceiling mounted rainfall shower, low level WC, hand basin with mixer tap over set within a vanity unit complete with storage, part tiled walls, ceiling mounted extractor fan, central ceiling light point, loft hatch for access, PVC frosted glazed window to the side elevation, wall mounted light point.

OUTSIDE FRONT



To the front of the property there is a large block paved driveway that will provide off road parking for multiple vehicles. The frontage is enclosed with both a low level fence and hedgerow plus there is pedestrian access to the side of the property and detached garage.

REAR GARDEN



The rear garden is fully enclosed with fencing. There is a paved patio area that is perfect for entertaining during the summer months and a paved walkway leading to the rear of the garden. The garden is fully enclosed with fencing and is

laid mainly to lawn with well stocked borders. There are an array of trees and shrubs providing a green finish which is most enjoyable during the summer months and a small pond.

GARAGE

The detached garage has vehicle access to the front and a pedestrian door to the side along with two PVC windows and is complete with both power and lighting.

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 turn left into Green Lane. Then take the second turning right into Shaftesbury Avenue.

AGENTS NOTES

- *Gas central heating
- *Extended to the rear
- *Detached garage
- *Ready to move in finish

TENURE

Freehold - To be confirmed by the purchasers solicitor

COUNCIL TAX

Cheshire West and Chester - Tax Band C

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.

CC/PMS