



2 CLIVEDEN ROAD

Hough Green, Chester

Rickitt
Partnership

A delightful Victorian semi detached house

Victorian semi detached house ♦ Four bedrooms ♦
Three reception rooms ♦ Fitted kitchen ♦ Wealth of
period features ♦ Separate bathroom and shower room
♦ Lawned gardens and enclosed courtyard garden ♦
Off road parking ♦ EPC C

Description

An elegant four double bedroomed Victorian back to back semi detached house situated on the corner of Hough Green and Cliveden Road. This delightful three reception roomed home has a wealth of period features throughout including a Minton tiled floor entrance and feature fireplaces. To the outside, there are lawned gardens to front and side, terraced courtyard garden and gravelled driveway offering off road parking.

Hall

Minton tiled flooring. Open staircase to first floor. Understairs cupboard. Two radiators.

Drawing Room

Feature fireplace with part exposed brickwork, ornate surround, tiled hearth and a wood burner. Bay window to side. Picture rail and coved ceiling. Two radiators.

Sitting Room

Open fireplace with part exposed brickwork, tiled hearth and ornate surround. Bay window to front and window to side. Picture rail, coved ceiling. Radiator.





Cloakroom

Hand wash basin and low level WC. Tiled flooring. Built in cloaks/storage cupboard. Part frosted window to front. Radiator.

Dining Room

Feature fireplace with part exposed brickwork and timber surround. Built in cupboards and drawers to the side. Window to front. Tiled flooring. Radiator.

Kitchen

A range of base and wall units with timber work surface above and Belfast style double sink with mixer tap. Integrated Indesit dishwasher. Rangemaster range cooker with five ring induction hob, splashback and Siemens extractor hood above. Central island unit with timber work surface above and storage below. Tiled flooring. Window to front. Radiator.

Utility Room

Range of floor and wall units with timber work surface above and Belfast style sink with mixer tap. Floor unit having space for washing machine. Wall unit housing the gas fired boiler. Tiled flooring, Part glass panelled door to side.

First Floor Landing

Open staircase to half landing. Two skylights, one as loft access.

Bedroom One

Bay window to side. Edwardian style fireplace. Exposed timber flooring. Coved ceiling. Radiator.

Bedroom Two

Window to front and one to side. Edwardian style fireplace. Exposed painted timber flooring. Coved ceiling. Radiator.

Bedroom Three

Edwardian style fireplace. Window to side. Radiator.



Bedroom Four

Window to front. Edwardian style fireplace. Radiator.

Bathroom

Freestanding claw footed bath, larger than average bevelled tiled shower cubicle with twin head and thermostatically controlled 'drench' style shower. Hand wash basin and level low WC. Part panelled walls. Timber flooring. Window to front. Edwardian style fireplace. Cupboard housing hot water cylinder. Wall mounted heated towel rail.

Shower Room

Larger than average glass edged and tiled shower cubicle with 'drench' style shower, hand wash basin and low level WC. Panelled and part tiled walls. Tiled flooring. Part frosted window to front. Radiator.

Outside

The house occupies a corner situation and has lawned gardens to front and side, these are contained within screen walling, fencing and established hedging. There is a gravel driveway to the other side and offers off road parking for numerous vehicles. To the side of the house and accessed through a gate there is a terraced courtyard garden which is mainly in Indian stone and Cheshire brick together with a decked sitting areas, there is also a useful storeroom and shed.

Property Information

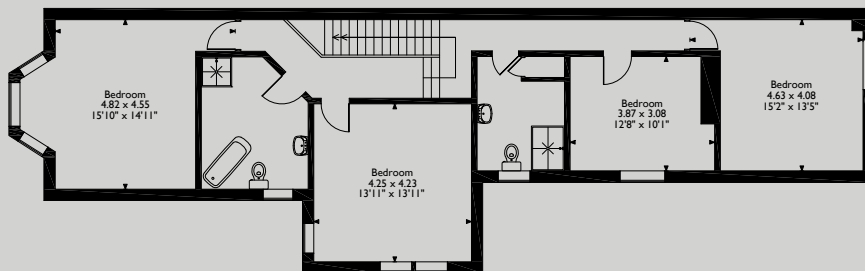
The council tax is band F. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



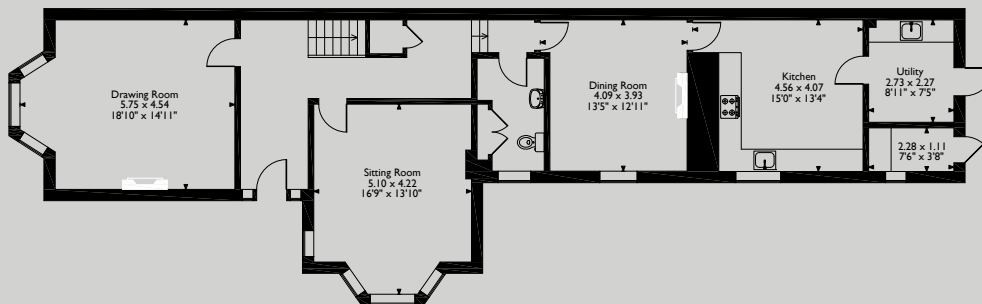


Floorplans

2 Cliveden Road, Hough Green
Approximate Gross Internal Area
218 Sq M/2349 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.