



# 2 Clayton Court

Duke Street, Chester

**Rickitt**  
Partnership

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## Delightful townhouse within the city walls

Grade II listed four storey townhouse ♦ Within the city walls ♦ Three bedrooms ♦ Sitting room & dining kitchen ♦ Secure single garage & parking space ♦ Outside terrace and roof terrace ♦ Located in a quiet backwater ♦ NO CHAIN

### Description

An elegant Grade II listed three bedroomed townhouse located in a quiet backwater within Chester's City Walls. This fine and well presented four storey house, part of a Georgian building, has a sitting room and a delightful dining kitchen. There is a good sized outside paved terrace off the dining kitchen and another small roof terrace area on the top floor, with views of the river. The property benefits from a good sized single garage and one parking space, which is accessed via secure gates.

#### Entrance Hall

Open staircase to first floor. Built in cupboard. Radiator. Door to outside.

#### Cloakroom

Low level WC and corner hand wash basin.

#### Dining Kitchen

A bespoke kitchen with a range of wall and base units with porcelain work surface above. One and a half sink with mixer tap. Porcelain splashback. Gas fired Aga. Space for washing machine and dishwasher. Floor to near ceiling cupboard unit with central space for American style fridge freezer. Central Island unit with drawers and cupboard with porcelain work surface above. Space for table and chairs. Panelled glazed door and window surround to rear terrace. Wall mounted gas fired combi boiler. Radiator.

#### First Floor Landing

Open staircase to second floor. Two built in cupboards. Window to front.





### **Sitting Room**

Feature living flame gas fire with ornate surround and tiled hearth. Large window to rear. Coved ceiling. Two radiators.

### **Second Floor Landing**

Open staircase to third floor. Built in cupboard. Window to front.

### **Bedroom One**

Large window to rear. Fitted wardrobes. Coved ceiling. Radiator.

### **Bathroom**

Bath with shower above, low level WC and double hand wash basin with mixer taps and vanity unit below. Coved ceiling. Heated towel rail. Part tiled walls.

### **Third Floor landing**

### **Bedroom Two**

Glazed French doors to roof terrace. Radiator.

### **Bedroom Three**

Glazed French doors to roof terrace. Radiator.

### **Shower Room**

Walk in shower, low level WC and hand wash basin. Part tiled walls. Radiator. Skylight.

### **Outside**

There is a good sized paved terrace area off the dining kitchen. There is also a small roof terrace off bedrooms two and three, with views of the river and across. A residents only pedestrian gate opens onto the city walls from the communal courtyard. There is a good sized single garage and parking space with the house, which is accessed from the road via the communal remote controlled double wrought iron gates.

### **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. We are informed that there is a management fee of £350 per year. The property is subject to a restrictive covenant which prevents it being let short term (eg as an AirBnB), but may be let via an Assured Shorthold Tenancy agreement for 6 months or more.



# Floorplans

2 Clayton Court, Duke Street, Chester  
Approximate Gross Internal Area  
Main House = 139 Sq M/1498 Sq Ft  
Garage = 15 Sq M/161 Sq Ft  
Total = 154 Sq M/1659 Sq Ft



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.

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