

HUMPHREYS

ESTATE & LETTING AGENTS



100 ST. MARKS ROAD,  
CHESTER, CH4 8DQ

£300,000

2 BEDS | 1 BATHS | 2 LIVING

SALES

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### **BRIEF DESCRIPTION**

A two bedroom bungalow situated in a residential area offering stunning mature garden to the rear. The property has undergone many notable updates in recent years including new windows and doors, new kitchen and new roof.

With driveway and off road parking to the front once inside you will find a hallway which runs down the centre of the property. A large living room sits to the rear with feature window, fire place and access to sun room.

The property kitchen is a great room with space for a dining table and a lovely range of fitted units with integrated appliances. There is also a useful utility room which is a great size and offers access to the garden.

There are a two bedrooms and a shower room completing the accommodation.

The rear garden is a beautiful space with mature borders as well as good sized patio area, woodland style walk and veg garden with green house to the rear.

If you are looking for accommodation on one level with a sense of calm and maturity throughout then please take a look.



## LAYOUT AND DIMENSIONS

Please refer to the floorplan.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

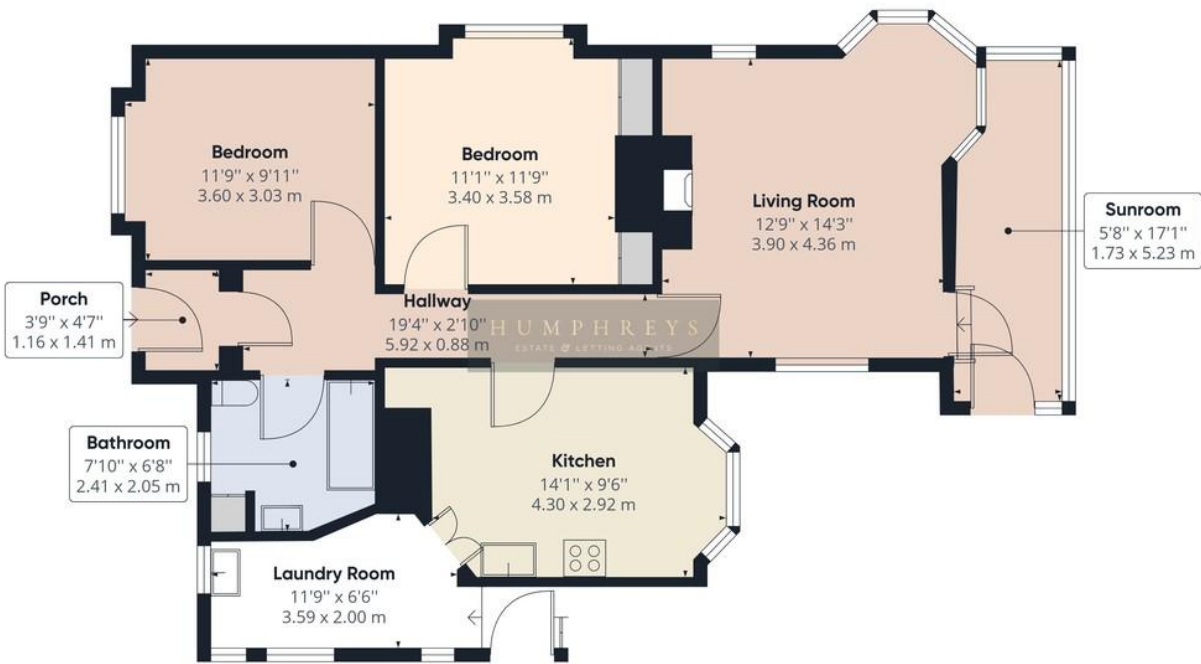
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









**Approximate total area<sup>(1)</sup>**  
 803.30 ft<sup>2</sup>  
 74.63 m<sup>2</sup>

(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.

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