

HUMPHREYS

ESTATE & LETTING AGENTS



6 CALDECOTT CLOSE, UPTON,  
CHESTER, CH2 1FD

£260,000

3 BEDS | 2 BATHS | 1 LIVING

SALES

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\*\*\*NO ONWARD CHAIN\*\*\* A Modern Three Bedroomed mid terraced home situated on a popular development in Upton, itself one of Chester's most popular and sought after locations. The Upton Dene development has been constructed by the revered builder Morris Homes and there is a good standard of finish seen throughout this home. Externally the property has benefit of a private garden to rear and an allocated parking space within a communal row of carports nearby.

There are excellent transport connections close by for both road and rail users, and the property is within walking distance of a local range of amenities at nearby Bache which includes a Morrisons Supermarket.

The property is approached on foot passing through its pedestrian gate onto a paved pathway leading to the double glazed entrance door into the Hall which features the downstairs WC/Cloaks off. The main area of the ground floor footprint is the spacious Living Room which features a spindled staircase off to the first floor landing, and there is door access into the Kitchen/Diner which is positioned to the rear of the home overlooking the rear garden. The Kitchen features a range of gloss laminate fronted units with metallic fittings, work surfacing with an inset 1+1/2 sink and drainer, inset gas hob, eye level electric oven and grill, and there is an integrated fridge freezer also. To the Dining area of the room, there are French Doors which provide views and entry to the rear garden.



The first floor landing features a spindled balustrade and from here is access to all three bedrooms, with the main bedroom itself having the added benefit of an En-Suite shower room. The further two bedrooms are served by the Bathroom and this features a three itemed white suite with half tiled walls over the sanitary ware.

Externally, there is a rear garden, well enclosed by wall and timber fencing, and it is predominantly laid to turf with a paved area and pathway leading to rear gate.

The property is connected to all mains services and features double glazing and GCH.

### **LOCATION**

Caldecott Close forms part of Upton Dene, a modern development built by Morris Homes situated just off Liverpool Road, close to the Countess of Chester Hospital. It is highly convenient for the city centre and also to the national motorway network. There is also a regular bus network nearby for access to the city centre, with further day-to-day amenities available either at the Morrisons supermarket, which is a short drive away, or the nearby Bache, which also has a regular rail service to Liverpool.

### **DIRECTIONS**

Proceed out of Chester along the A5116 Liverpool Road continuing over the mini roundabout to the large roundabout close to Morrisons supermarket. Continue straight across this roundabout past the Countess of Chester Hospital on the left hand side. At the next set of traffic lights turn left onto Upton Grange. Take the first available turning on the left onto Caldecott Close and follow the road around to the right and the property will be observed on the right hand side.

### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-

#### **HALL**

#### **LIVING ROOM**

#### **KITCHEN DINER**

#### **LANDING**

#### **BEDROOM ONE**

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM TWO**

#### **BEDROOM THREE**

#### **BATHROOM**



## TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

## EPC RATING

B

## COUNCIL TAX

Cheshire West and Chester Council - Band C

## VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

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.



# FLOOR PLAN TO GO HERE



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