



**Vincent Drive, Chester CH4 7RL**

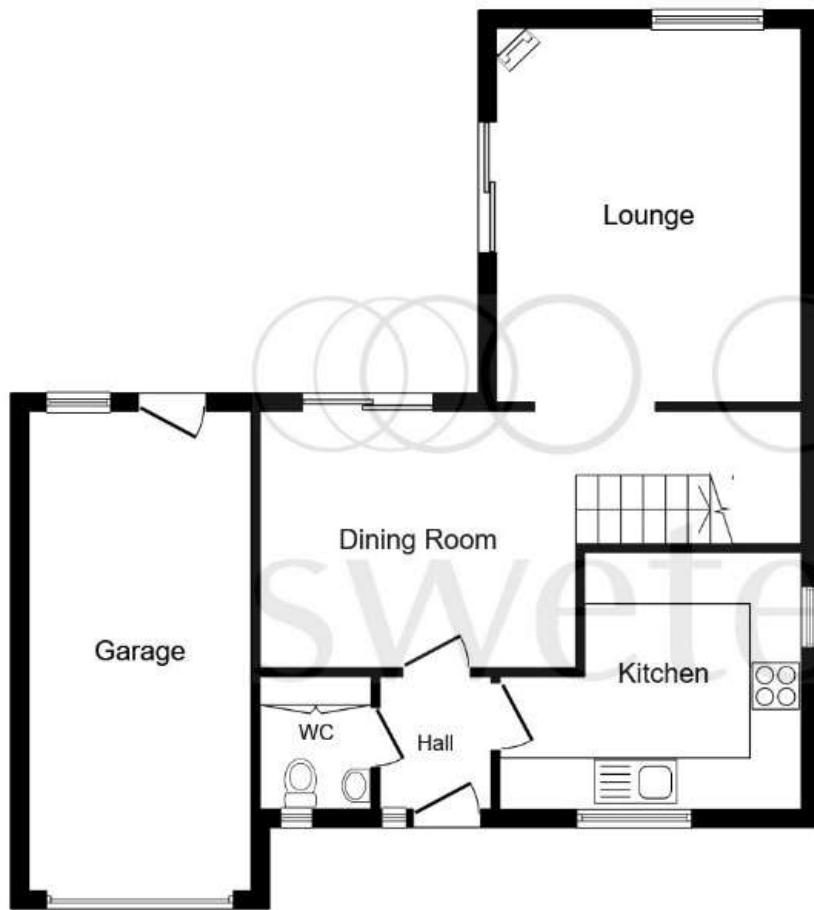


**welcome to**

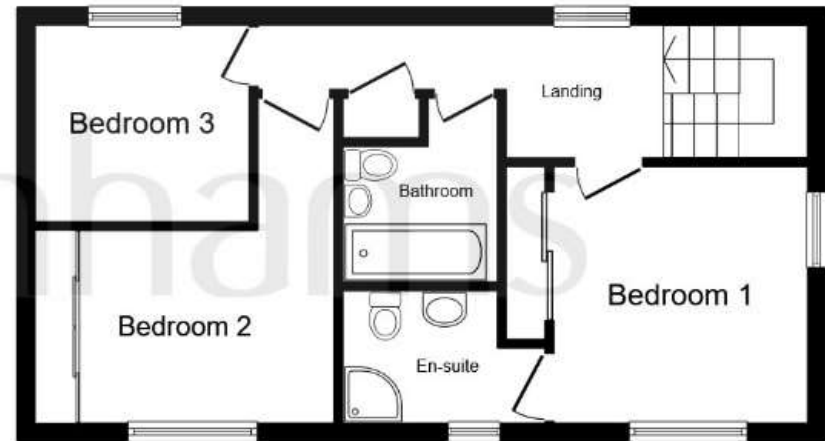
**Vincent Drive, Chester**

A three-bedroom DETACHED property in a desirable, sought-after location, situated in a quiet CUL-DE-SAC with local SCHOOLS and SHOPS nearby, benefitting from GARDENS to front and rear, DRIVEWAY plus GARAGE.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

5' 9" x 4' 3" max ( 1.75m x 1.30m max )

A part-glazed front entrance door leading into the hallway, carpet flooring, radiator, and doors leading to the Dining Room, Kitchen and Cloakroom/WC.

### **Cloakroom/WC**

4' 2" x 4' 11" max ( 1.27m x 1.50m max )

Comprising WC, wash hand basin, and a window to the front elevation.

### **Lounge/Dining Room**

20' 6" x 24' max ( 6.25m x 7.32m max )

An L-shaped open plan room with sliding doors to side and rear elevations, electric log burner set in a brick fireplace with tiled hearth and oak mantelpiece over, carpet flooring, stairs leading to the first floor landing, two radiators, and a window to the rear elevation.

### **Kitchen**

11' 6" x 9' 11" max ( 3.51m x 3.02m max )

Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel 1.5 bowl sink and drainer with mixer tap, gas hob with extractor unit above, integrated oven, complementary part-tiled walls, spot lights to ceiling, tiled flooring, and windows to the front and side elevations.

### **Garage**

Integrated double garage with up-and-over door, with a window and door to the rear elevation.

### **First Floor Landing**

20' 10" x 2' 9" max ( 6.35m x 0.84m max )

Stairs leading up from the ground floor, carpet flooring, a window to the rear elevation, and doors leading to all bedrooms and the bathroom.

### **Bedroom One**

11' 9" x 10' 3" max ( 3.58m x 3.12m max )

With windows to the front and side elevations, built-in wardrobes, carpet flooring, radiator, and a door leading into the en-suite shower room.

### **En-Suite Shower Room**

8' 6" x 4' 9" max ( 2.59m x 1.45m max )

Comprising curved shower cubicle, WC and wash hand basin, complementary part-tiled walls, tiled flooring, and a window to the front elevation.

### **Bedroom Two**

13' 5" x 11' max ( 4.09m x 3.35m max )

With a window to the front elevation, carpet flooring, and a radiator.

### **Bedroom Three**

8' 4" x 7' 8" max ( 2.54m x 2.34m max )

With a window to the rear elevation, carpet flooring, and a radiator.

### **Bathroom**

8' 4" x 6' 2" max ( 2.54m x 1.88m max )

A white bathroom suite comprising bath with shower above, WC and wash hand basin with complementary tiled walls, and tiled flooring.

### **Outside**

#### **Front**

A paved driveway, lawned area and mature tree at the side of the property.

#### **Rear**

Mainly laid to lawn with paved and gravelled areas, garden shed, mature shrubs and trees.



**check out more properties at** [swetenhams.co.uk](http://swetenhams.co.uk)



welcome to

## Vincent Drive, Chester

- A 3-Bedroom Detached Home
- Quiet Cul-De-Sac in a Sought-After Location
- Close to Local Schools and Shops
- Gardens to Front and Rear
- Driveway plus Garage

Tenure: Freehold

EPC Rating: D

**£390,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [swetenhams.co.uk](https://www.swetenhams.co.uk)



Property Ref:  
CHS118043 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



28 Lower Bridge Street, CHESTER, Cheshire,  
CH1 1RS



[swetenhams.co.uk](https://www.swetenhams.co.uk)