



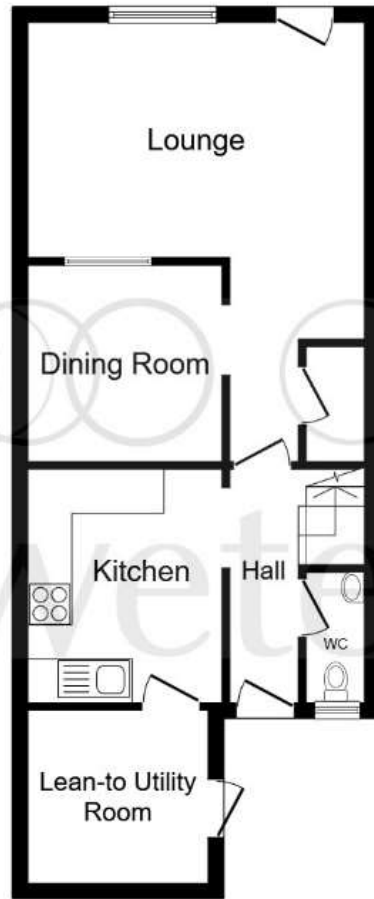
Watling Court, Vicars Cross, Chester CH3 5PS

welcome to

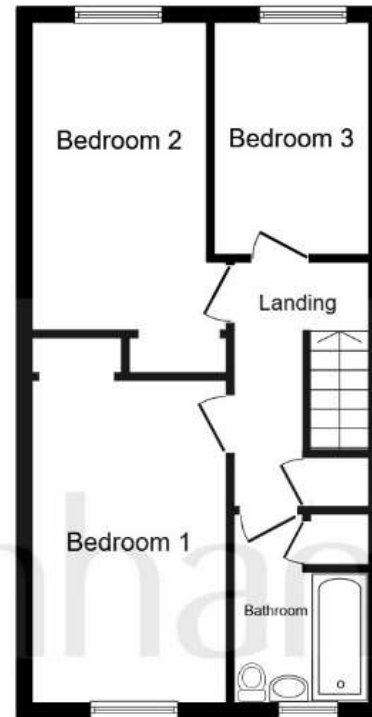
Watling Court, Vicars Cross, Chester

This spacious 3-Bedroom Mid-Terrace Townhouse in the popular residential area of Vicars Cross has excellent transport links, is close to local schools, and benefits from a garage, lean-to utility room and the possibility of a 4th bedroom on the ground floor.





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

Entrance Hall

Front entrance door leading into the hallway, carpet flooring, staircase leading to the first floor, opening into the Kitchen, and doors leading to the Lounge and Cloakroom/WC.

Cloakroom/WC

With WC and wash hand basin.

Lounge

15' x 19' 7" max (4.57m x 5.97m max)

With a window with radiator under to the rear elevation, an electric fire with hearth and mantelpiece, carpet flooring, understairs storage cupboard, opening into the Dining Room, with an external door leading out to the rear garden.

Dining Room

8' 7" x 8' 7" max (2.62m x 2.62m max)

With a frosted window looking into the Lounge, and a partition wall to the lounge to create an extra bedroom.

Kitchen

8' 7" x 10' 6" max (2.62m x 3.20m max)

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap, vinyl flooring, and a door leading into the lean-to Utility Room.

Lean-To Utility Room

8' 6" x 8' 4" max (2.59m x 2.54m max)

With vinyl flooring, a corrugated roof, and an external door leading to the front of the property.

First Floor Landing

Stairs leading up from the ground floor, wood-effect laminate flooring, storage cupboard, and doors leading to all bedrooms and the bathroom.

Bedroom One

14' 4" x 8' 9" max (4.37m x 2.67m max)

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

Bedroom Two

7' 10" x 16' 4" max (2.39m x 4.98m max)

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

Bedroom Three

6' 10" x 11' 9" max (2.08m x 3.58m max)

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

Bathroom

Comprising bath with shower above, WC and wash hand basin, complementary part-tiled walls, cupboard housing the boiler, loft hatch, laminate flooring, and a window to the front elevation.

Outside

A single garage in a block of garages.

Rear

Mainly paved and enclosed by wooden fencing, with a small area of lawn and a tree at the end of the garden.

Priority Investment Club

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welcome to

Watling Court, Vicars Cross. Chester

- A 3-Bedroom Mid-Terrace Town House
- Popular Residential Area
- Excellent Transport Links
- Close to Local Junior and Secondary Schools
- Single Garage

Tenure: Freehold
EPC Rating: C
Council Tax Band: C

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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swetenhams



01244 321321



chester@swetenhams.co.uk



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



swetenhams.co.uk