



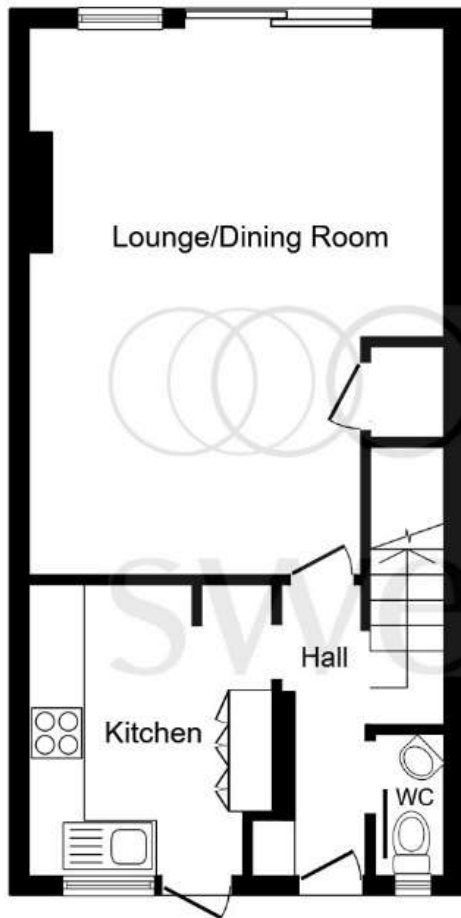
**Stamford Court, Vicars Cross, Chester CH3 5PP**

**welcome to**

**Stamford Court, Vicars Cross, Chester**

An immaculately presented 3-Bedroom Town House, with a small courtyard to the front and an enclosed rear garden. Conveniently situated within close proximity of Chester City Centre. **\*\*Viewing of this property is highly advised\*\***

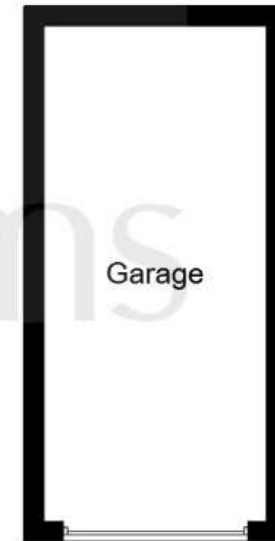




**Ground Floor**



**First Floor**



**Garage**

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**

A uPVC front entrance door leads into the hallway, with carpet flooring, radiator, staircase rising to the first floor landing, doors leading to the Lounge/Dining Room and Cloakroom/WC, with an opening into the Kitchen.

### **Cloakroom/WC**

Comprising a wash basin and WC, tile-effect flooring, with a window to the front elevation.

### **Lounge/Dining Room**

15' 1" max x 19' 7" ( 4.60m max x 5.97m )  
A lovely light room with uPVC patio doors leading out to the rear garden, a contemporary inset gas fire, carpet flooring, and a radiator.

### **Kitchen**

8' 4" x 10' 4" ( 2.54m x 3.15m )  
Fitted with a contemporary range of grey wall, base and drawer units with complementary granite-effect work surfaces, a composite stone-effect single sink and drainer with mixer tap, a four-ring gas hob with a decorative tiled splashback, double oven/grill, space for a freestanding fridge/freezer, recessed ceiling spotlights, tile-effect laminate flooring, a uPVC double glazed door to the front elevation, and a double glazed panel door leading out to the courtyard/bin storage area.

### **First Floor Landing**

Stairs leading up from the ground floor, and doors leading to all bedrooms and the bathroom.

### **Bedroom One**

14' 4" x 8' 11" ( 4.37m x 2.72m )  
With a uPVC window to the front elevation, built-in wardrobe, carpet flooring, and a radiator.

### **Bedroom Two**

14' 10" x 7' 10" ( 4.52m x 2.39m )  
With a uPVC window to the rear elevation overlooking the garden, built-in wardrobe, carpet flooring, and a radiator.

### **Bedroom Three**

11' 10" x 6' 9" ( 3.61m x 2.06m )  
With a uPVC window to the rear elevation overlooking the garden, carpet flooring, and a radiator.

### **Shower Room**

Comprising a corner-fitted shower cubicle with sliding shower screen door and thermostatic rainhead shower, complementary tiled walls with decorative border, low level WC, pedestal wash basin, laminate flooring, radiator, and a frosted window to the front elevation.

### **Outside**

#### **Front**

A brick-built courtyard/bin storage area to the left front side of the property, accessed via a wooden gate.

#### **Rear**

Stepping out from the patio doors onto a semi-circular decorative paved area, the rear garden is enclosed by wooden fencing, largely laid to gravel, with a raised brick planter area with shrubs and plants, a further circular raised stone-tiled area with shrubs, and a low level brick wall inside the wooden fencing at the back of the garden, in front of another circular paved area.



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welcome to

## Stamford Court, Vicars Cross Chester

- A 3-Bedroom Town House
- Immaculately Presented
- Landscaped Garden
- Small Courtyard
- Close to Chester City Centre

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

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHS118218 - 0003

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