

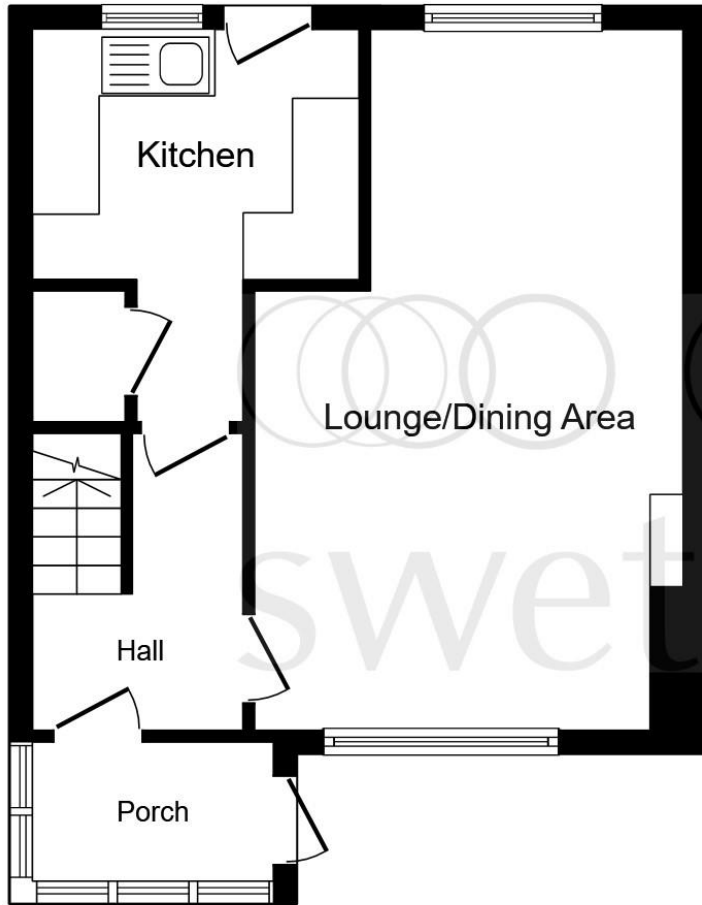


Rhuddlan Road, Blacon, Chester CH1 5QW

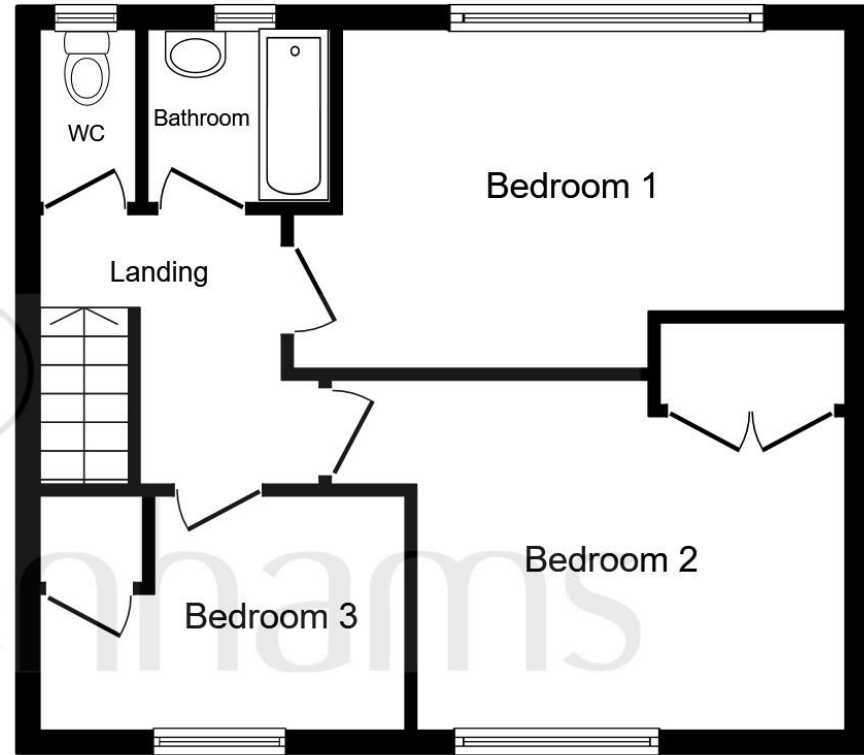
welcome to
Rhuddlan Road, Blacon, Chester

For Sale by Modern Method of Auction - this 3-bedroom terraced property offers an excellent opportunity to purchase a spacious and much loved home with generous bedroom space, a good-sized enclosed rear garden, off-street parking and further scope for modernisation.





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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Property Is Approached

over a concrete and flagged driveway and parking to the front Entrance Porch.

Entrance Porch

A uPVC double glazed door with frosted panel inserts and matching frosted panels leads into a large Entrance Porch, with an internal double glazed door leading into the Entrance Hall.

Entrance Hall

Staircase rising to the first floor landing, radiator, and door off to

Lounge/Dining Area

20' 5" x 12' 6" max (6.22m x 3.81m max)
A through-room with double glazed windows with vertical blinds to front and rear elevations overlooking the front driveway and the rear garden, radiator, carpet flooring, chimney breast with living flame gas fire on a marbled hearth with marbled surround and timber fire surround and mantle, fitted shelving in recess, dining area with louvre-doored serving hatch from the kitchen, carpet flooring, and space for a table and chairs.

Kitchen

7' 4" + entrance x 9' 8" (2.24m + entrance x 2.95m)
Fitted with a range of wall, base and drawer units, complementary work surfaces with drawers and cupboards under, an inset sink and drainer unit, space for a gas cooker, space and plumbing for a washing machine, complementary wall tiling, access to a large understairs storage space, wall-mounted Baxi boiler for central heating and domestic hot water. and a uPVC double glazed door and window to the rear elevation.

First Floor Landing

Stairs leading up from the ground floor to a part-galleried landing with access to roof storage space and doors off to

Bedroom One

14' 7" x 10' (4.45m x 3.05m)
A large room extending over the alleyway, with a uPVC double glazed window with vertical blinds overlooking the rear garden, radiator under, coved ceiling, and carpet flooring.

Bedroom Two

11' 7" + entrance x 10' 3" (3.53m + entrance x 3.12m)
With a uPVC double glazed window with vertical blinds to the front elevation, radiator under, a built-in airing cupboard with tank and shelving, and carpet flooring.

Bedroom Three

10' 9" max x 7' 3" max (3.28m max x 2.21m max)
With a uPVC double glazed window with vertical blinds to the front elevation, radiator under, an overstairs cupboard, and carpet flooring.

Bathroom

A white bathroom suite comprising a panelled bath in a tiled surround with electric shower over, wash basin, complementary floor-to-ceiling wall tiling, tile-effect flooring, radiator, and a frosted double glazed window to the rear elevation.

WC

Separate WC with low-level WC and a frosted double glazed window to the rear elevation.

Externally

Gated access at the front of the property leads to driveway parking flanked by raised borders and bounded by timber fencing, and a gated shared pathway leading to the rear of the property. The rear garden is of good size and has secure gated access from the pathway. The garden is laid to flagged patio areas in three parts and is surrounded by close board timber fencing. There is a useful brick-built outbuilding providing good storage.



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welcome to

Rhuddlan Road, Blacon, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A 3-Bedroom Terraced Property
- Spacious Accommodation
- Good-Sized Enclosed Rear Garden
- Off-Street Parking
- Scope for Modernisation

Tenure: Freehold EPC Rating: D Council Tax Band: A

guide price

£130,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118557



Property Ref:
CHS118557 - 0003

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