

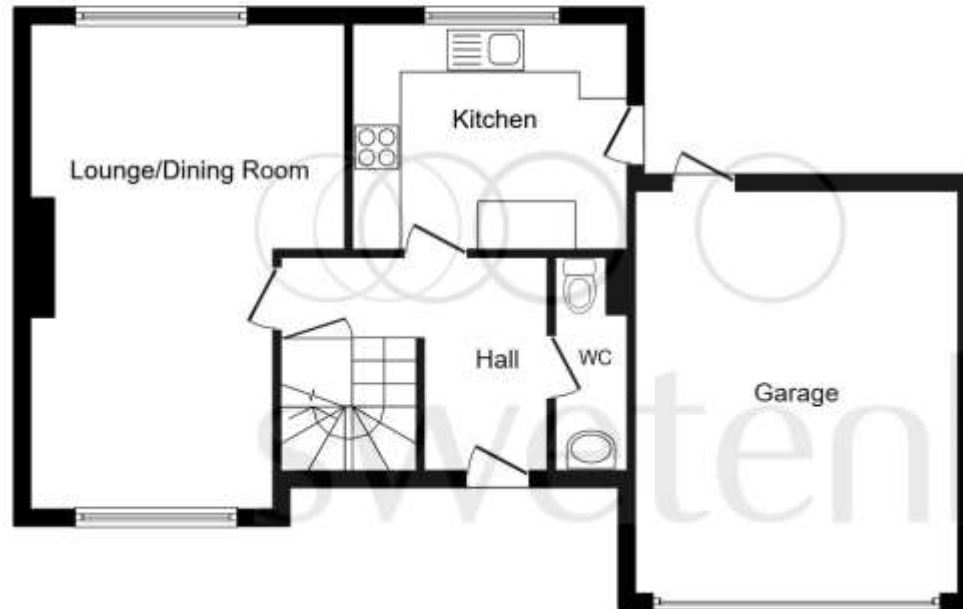


Ludwell Close, Chester CH4 7RD

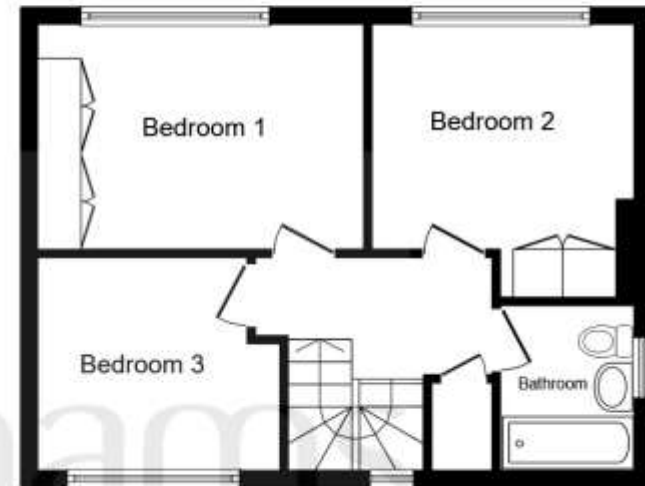
welcome to
Ludwell Close, Chester

FOR SALE BY MODERN METHOD OF AUCTION - this 3 bedroom detached house sits in a most favoured cul-de-sac on Westminster Park and has extensive development potential.





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 pressed concrete driveway leading to a sheltered entrance with a pressed concrete threshold step and a uPVC double glazed front door with frosted and leaded light effect insert with decorative stained glass and adjacent frosted panel.

Entrance Hall

A wide and light L-shaped hallway with radiator and doors off to principal reception, staircase rising to the first floor landing, with a large understairs storage cupboard with coat hanging space, and carpet flooring.

Cloakroom/WC

With timber-effect flooring, low-level dual flush WC, radiator, wash basin set in a vanity surround and cupboards under, floor to ceiling wall tiling, and a frosted single glazed window to the front elevation.

Lounge

18' 5" x 12' 11" max (5.61m x 3.94m max)

A lovely light through-room with a uPVC double glazed picture window to the front elevation and uPVC double glazed French doors with adjacent panels leading out to the rear garden with lovely views over the same, two radiators, a central chimney breast with stone cladding, a marbled hearth, a log-effect electric fire with brass-style canopy, carpet flooring, and wall light points.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

A range of fitted kitchen units, both wall and base, work surface with drawers and cupboards under, an inset stainless steel sink and drainer unit, space for a gas/electric cooker, space and plumbing under work surface for a washing machine, space for an upright fridge/freezer, breakfast bar, matching range of wall cabinets, complementary wall tiling, a single glazed window overlooking the rear garden, and a part-glazed door leading out to the rear terrace and garden.

First Floor Landing

A turning staircase rises to the part-galleried first floor landing, with a single glazed window to the front elevation casting light over the landing, access to roof storage space, radiator, carpet flooring, and an airing cupboard with fitted tank and shelving.

Bedroom One

13' 7" x 9' 8" (4.14m x 2.95m)

With a single glazed window overlooking the rear garden, carpet flooring, and a radiator.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

With a single glazed window overlooking the rear garden, stripped timber flooring, radiator, recess with fitted wardrobe cupboard, overhead storage and kneehole vanity unit, and a wall-mounted gas-fired boiler for central heating and domestic hot water.

Bedroom Three

10' 9" x 8' 6" (3.28m x 2.59m)

With a single glazed window overlooking the front garden, radiator, carpet flooring, and a recess suitable for fitted wardrobes.

Bathroom

A coloured suite comprising a panelled bath in a tiled surround with shower over, pedestal wash basin, low-level WC, timber-effect flooring, radiator, and a frosted single glazed window to the side elevation.

Externally

The front of the property is set well back from the road, with a large front garden laid to lawn with mature evergreen trees. The extensive pressed concrete decorative driveway has ample parking for multiple vehicles and leads to the attached double garage.

The rear garden is large, deep and wide, principally laid to lawn with mature trees along the boundary lines, surrounded by close board timber fencing for privacy and security, and a level concrete terrace.

Double Garage

14' 11" x 16' 6" (4.55m x 5.03m)

With an up-and-over door to the front and a rear personal door, and electric, light and power. Potentially suitable for conversion and inclusion within the principal dwelling, subject to the necessary planning consent and building regulations.



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welcome to

Ludwell Close, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A 3-Bedroom Detached House
- Extensive Development Potential
- Highly Regarded Cul-de-Sac Location

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D

guide price

£250,000



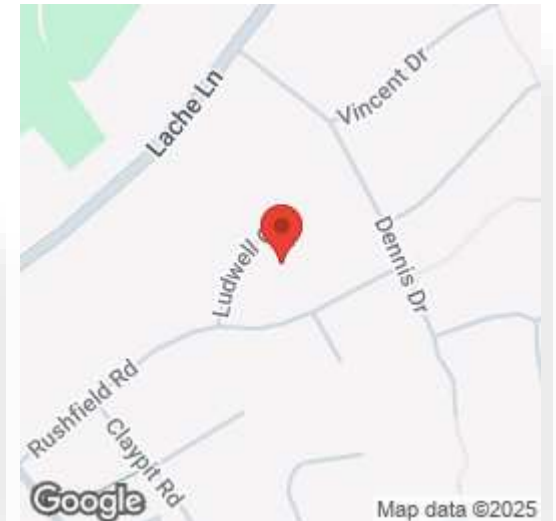
This is a Leasehold property with details as follows:

Term of Lease: 104 years from 01 Mar 1972.

Should you require further information please contact the branch.

Please Note: additional fees could be incurred for items such as Leasehold packs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118737 - 0003

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