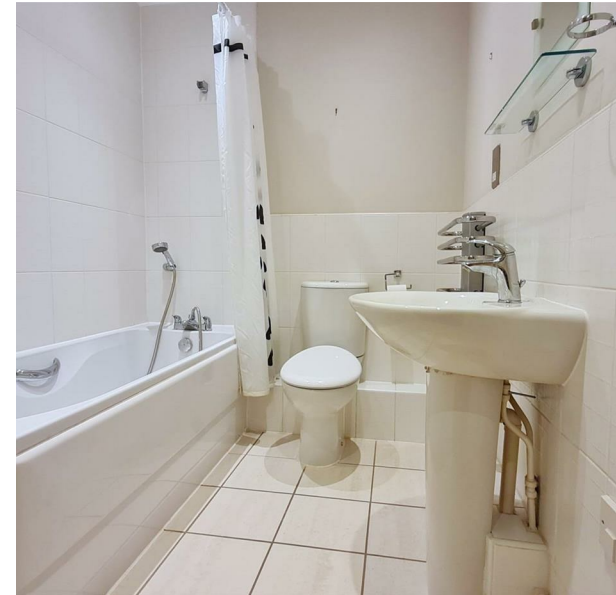


**Seller Street, Chester, CH1 3AJ**

**£1,275**

**Council Tax Band: E**





Found in the heart of Chester on Seller Street, this charming house offers a perfect blend of modern living and convenience. Built in 2004, the property spans an impressive 797 square feet and is ideally situated on the ground floor, making it easily accessible.

The layout is thoughtfully designed, featuring two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable living environment. Additionally, there is a study/walk in wardrobe, which offers a quiet space for work or study or storage, catering to the needs of today's lifestyle.

The property boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for everyone. The central location means that you are just a stone's throw away from Chester's vibrant amenities, including shops, restaurants, and parks, making it an ideal choice for those who appreciate urban living.

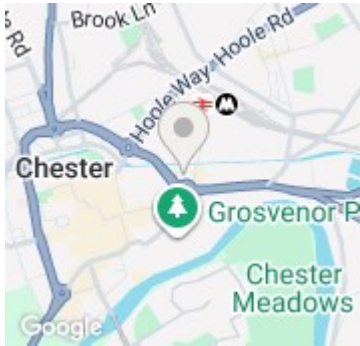
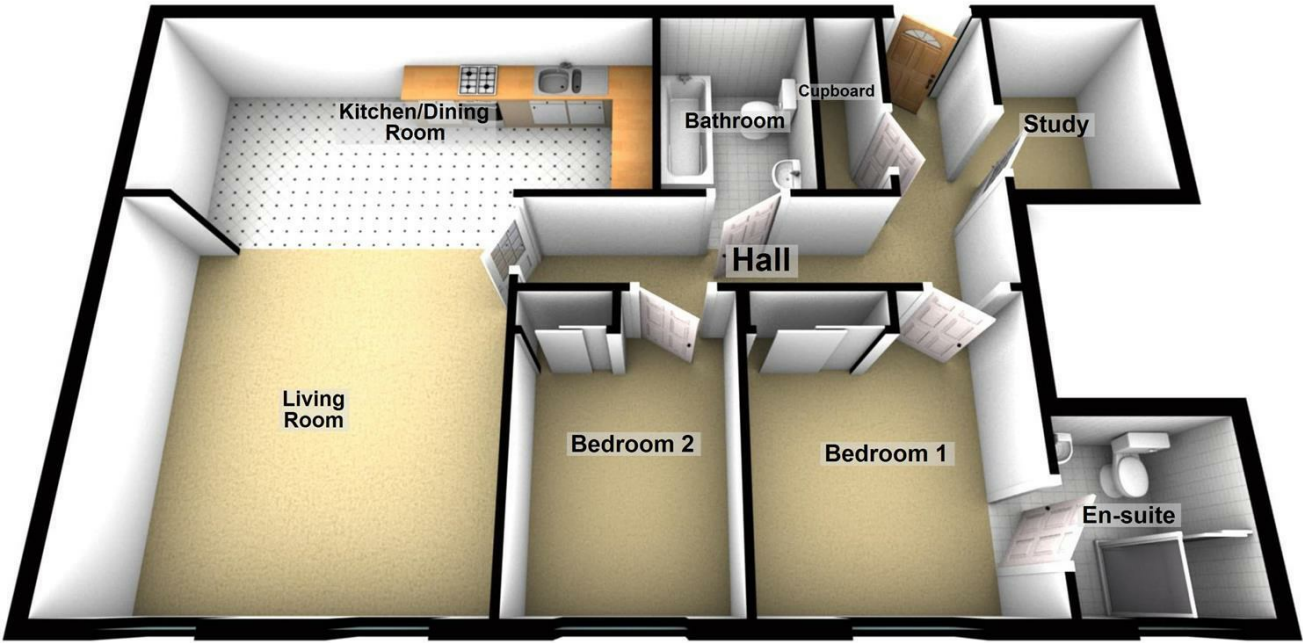
For added convenience, the property comes with secure allocated parking, a valuable feature in a bustling city. This property is not just an apartment; it is a home that offers comfort, security, and a prime location.

- Dining/Kitchen 6.09 m x 2.38 m
- Living Space 4.61 m x 4.49 m
- Bedroom One 3.34 m x 3.04 m
- Bedroom Two 3.59 m x 2.40 m
- Study 2.15 m x 2.50 m



Open House Whitchurch

Floor Plan



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 78        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |