

Town & Country

Estate & Letting Agents

Cambrian View, Whipcord Lane

Offers In Excess Of £455,000



Located in the heart of Chester, just a short walk from the city centre, the racecourse and the Roodee, what initially is perceived to be a two story house is really so much more than meets the eye. The property itself benefits from gas central heating, UPVC double glazing and has undergone a program of improvement and extension by the current owners. The property has over four levels offering the potential of up to 5 bedrooms with far-reaching views to the rear of the property towards the Clwydian Hills, this property truly needs to be viewed to be fully appreciated.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

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LOCATION

The Cambrian View/ Road location is one of the most highly regarded within the cultured Garden Quarter area. The property has the advantage of the magnificent views to the south and to the west towards the range of the Welsh Hills. The location is

ideal for access to the city of Chester as well as various facilities within the Garden Quarter itself, and excellent connections to the wider north west road communications network.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, turn left onto Watergate Street/A548, continue to follow A548, turn right onto Catherine Street, slight left onto Upper Cambrian Road. The destination will be on the left.



ENTRANCE HALL

9'4" x 6'10"

When entering the property from Cambrian view, a composite double glazed and stained glass front door opens to an entrance hall on the ground floor level with bamboo flooring, radiator, stairs off rising to the first floor accommodation and internal doors off, opening to the cloakroom WC, the garage and also to the open plan kitchen/dining/living room.



CLOAKROOM WC

Installed with a white, low-level WC and wash hand basin with tiled splashback, ceramic tiled floor, radiator and opaque window to the front elevation.

tall contemporary column style radiator and an opaque window to the side, a window to the rear elevation along with a second full length window opening to a stainless steel and glass balustrade Juliet balcony framing those beautiful views towards the Clwydian Hills. Stairs off descending to the lower ground floor accommodation.



KITCHEN/DINER/LIVING

25'8" x 23'1"

The kitchen area of this room has recently been installed with an array of beautiful inset wall, base and drawer units complimented by stainless steel handles and a matching central island unit. Matching Quartz worksurfaces on both the kitchen units and island units housing a stainless steel, one and a half bowl sink unit with adjustable mixer tap. Two glass display cabinets and integrated appliances include two single ovens, and an induction hob with stainless steel and curved glass extractor hood and a dishwasher. The flooring throughout is bamboo, there is a radiator along with a second



GARAGE

17'1" x 9'5"

Accessed externally through an electric powered up and over garage door or from the entrance hall having power and light and with fitted units towards the rear, with plumbing and space for a washing machine and an integrated stainless steel one and a half bowl sink unit.

LOWER GROUND HALLWAY

Again, with bamboo flooring, a tall column style, contemporary radiator, doors off, opening to an under stairs storage cupboard, the TV room, shower room and ground floor bedroom. UPVC bi folding doors opening to the ground floor terrace.



LOWER GROUND FLOOR ROOM

15'6" x 13'2"

Having a head height of approximately 5'9" and a radiator, with no windows, this room perfect to use as a TV/cinema.



LOWER GROUND FLOOR BEDROOM

9'0" x 8'4"

Bamboo flooring, radiator, a window to the rear elevation.

STORAGE UTILITY

9'2" x 6'10"

Shelved with a half size door, accessed from the side elevation of the property and housing the ideal logic Combi boiler.



SHOWER ROOM

Installed with an oversized thermostatic corner shower enclosure, dual flush low-level WC, wash hand basin with mixer tap and vanity unit, a chrome heated towel rail and an extractor fan.



LOWER GROUND FLOOR DECK TERRACE

With gated access opening to paving steps if accessed from Whipcord Lane, with gated side access along the side of the property from Cambrian View leading to a decked terraced area with timber banisters and balustrades along with external power and lighting.

FIRST FLOOR LANDING

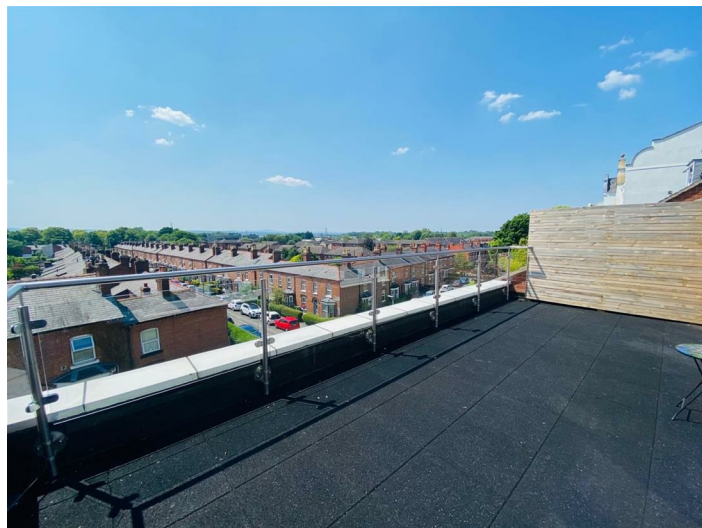
With an apex window facing the front elevation, radiator and internal doors off opening to the first floor bedroom, the first floor sitting room/bedroom, study/bedroom, shower room, and to the family bathroom.



FIRST FLOOR BEDROOM

15'5" x 12'4"

With a range of fitted wardrobes, complemented by chrome handles, tall column style radiator and UPVC double glazed French doors opening to the first floor balcony with rubberised flooring and stainless steel banister with glass balustrades offering stunning views to the rear.



SITTING ROOM/BEDROOM

15'5" x 9'5"

Also fitted with a range of wardrobes with chrome handles, a tall column style radiator and again with UPVC double glaze French doors opening to the second floor balcony.

BALCONY



FIRST FLOOR STUDY/BEDROOM

6'2" x 9'4"

With a radiator and a window facing the front elevation.



SHOWER ROOM

Having a tiled floor, radiator and an enclosed shower cubicle with thermostatic shower and extractor fan.



FAMILY BATHROOM

6'6" x 5'2"

Installed with a panelled bath with central mixer tap and shower extension, low-level WC, pedestal wash hand basin, radiator, extractor fan and an opaque window facing the front elevation, the walls are partially tiled.

SECOND FLOOR LANDING

With a window to the side elevation and a door opening to the principal bedroom.



PRINCIPAL BEDROOM

19'8" x 15'6"

Two skylights to the rear elevation enjoying those beautiful views, a range of fitted wardrobes and drawers complimented by brushed aluminium handles, two access doors to storage space, radiator and internal door opening to the ensuite bathroom.



ENSUITE BATHROOM

6'5" x 6'4"

Installed with a panel bath with electric shower and protective screen above, a pedestal wash hand basin, a low-level WC, partially tiled walls and a radiator. Skylight faces the front elevation.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

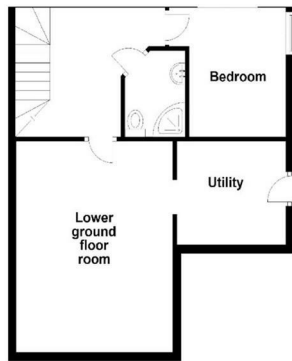
The agents have not tested the appliances listed in the particulars.

Tenue: Freehold

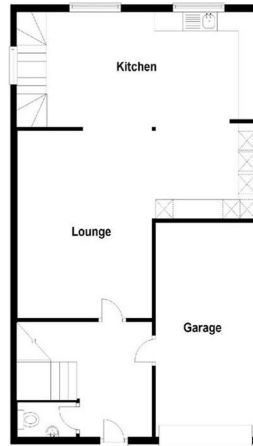
Council Tax Band: F £3134

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



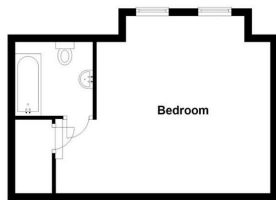
Lower Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



Ground Floor
Approx. 75.6 sq. metres (824.9 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.2 sq. feet)



Second Floor
Approx. 30.5 sq. metres (329.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	