

# Town & Country

Estate & Letting Agents

Curzon Park South, Chester

£310,000



This recently refurbished property in a sought-after Chester address boasts off-road parking, a garage, and a south-facing garden. With new central heating, windows, kitchen, and shower room. The entrance hall leads to a living room, dining room, and kitchen, while upstairs there is a shower room and a large bedroom.

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## DESCRIPTION

Situated within one of Chester's most exclusive addresses, this property has recently undergone a full program of refurbishment and modernisation throughout and should be viewed to be fully appreciated. This property has many benefits including gravelled off-road parking, a garage, and a lovely south-facing garden. It has been recently refurbished back to its brickwork with new central heating, windows, kitchen, and shower room. The entrance hall includes a storage/laundry cupboard, cloakroom WC, living room, dining room, and kitchen. On the first floor landing, you will find the shower room and a generously sized bedroom.



## LOCATION

Curzon Park is generally considered to be one of Chester's foremost residential locations being conveniently situated within walking distance of the City Centre and the local shopping facilities available in Handbridge and Westminster Park. There is primary and secondary schooling close at hand, together with the renowned Kings and Queens Independent Schools. Leisure facilities include golf courses, tennis club, squash court, fitness centre and the extensive facilities of the City Centre. Easy commuting is available via the M53 motorway which leads to the motorway network and the A55 North Wales Trunk Road.

## 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 1st exit onto Grosvenor Road/A483, at the roundabout, take the 4th exit onto Curzon Park North, turn left onto Curzon Park South, turn left onto Howe Road, turn right and the destination will be on the right. The property is accessed via the right of way which is alongside number 15 Curzon Park South, which leads to double timber gates, go through them to a further gravel area and you should see a black door on the right.

## ENTRANCE HALL

12'6" x 3'8"

The property is accessed through a double glazed and leaded composite front door. Inside, you'll find an entrance hall with a radiator, a double door storage cupboard with sliding doors and a wall-mounted gas combination boiler. There's also plumbing for a washing machine and an extractor fan. A window facing the rear elevation provides natural light and the doors off lead to the cloakroom WC and main living room.

## CLOAKROOM WC

Installed with a low-level WC, radiator, wash hand basin with mixer tap, vanity unit and tiled splashback's. An extractor fan and downlights set within the ceiling, with the opaque window to the side elevation.



## LIVING ROOM

19'7" x 11'5"

Featuring an ornamental fireplace, recessed downlights set within the ceiling, radiator, stairs off rising to the first floor accommodation, open throughways to both the dining area and to the kitchen and UPVC double glazed French doors which open to the gardens paved patio area.



## DINING AREA

10'7" x 7'8" max

With recessed downlights set within the ceiling, radiator and a window facing the gardens.



## KITCHEN

10'7" x 7'4"

Installed with an attractive white, gloss fronted, kitchen comprising of a range of wall base and drawer units. Light, wood effect worksurface space, houses a stainless steel single drainer sink unit with mixer tap, the integrated appliances included a stainless steel, oven, hob and extractor hood.

## FIRST FLOOR LANDING

Access to the loft and an opaque window to the

rear elevation, with doors leading to the bedroom and to the shower room.



## SHOWER ROOM

5'8" x 7'3"

The shower room is installed with an oversized corner shower enclosure with thermostatic shower, dual flush, low-level WC, wash hand basin with vanity unit, mixer tap and tiled splashback's, a chrome heated towel rail, partially tiled walls, and extractor fan. There are recessed downlights set within the ceiling and an opaque window to the side elevation .



## BEDROOM

16'3" 11'0" max

Double aspect room with window to the side elevation and a second window overlooking the

garden. There is a built-in storage cupboard, radiator, along with recessed downlights set within the ceiling.



## EXTERNALLY

Access to this property is via a right of way alongside number 15 Curzon Park South which leads along a gravel driveway to double timber gates, which open to further gravel area providing off-road parking. Timber gated access and timber fence panels form a partition between the parking area and the southerly facing garden, which is predominantly laid to lawn, the garden is a generous size and is enclosed by a series of fence panels.

## REAR GARDEN



## VIEW FROM THE BEDROOM

### 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.

Tenure: Freehold

Council Tax Band: D £2169

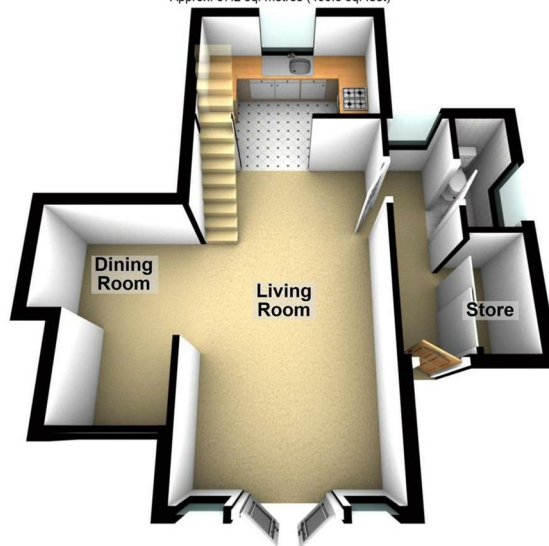
## MORTGAGE SERVICES

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.**

### Ground Floor

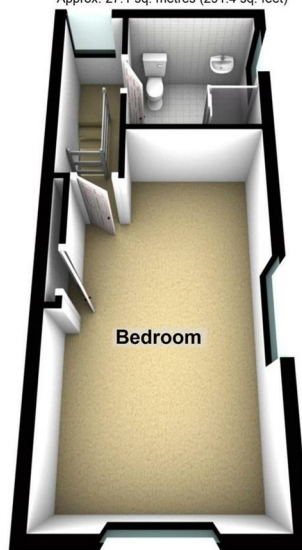
Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

### First Floor

Approx. 27.1 sq. metres (291.4 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 most 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">←</span> 89 <span style="font-size: 2em;">→</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	