

Town & Country

Estate & Letting Agents

The Hollies, Chester

Offers In Excess Of £250,000



Located on a private road with easy access to Chester city centre, this modern property features UPVC double glazing, gas central heating, a modern kitchen with integrated appliances, a lounge/dining room with French doors to the rear garden, two double bedrooms, a family bathroom, and a principal bedroom with an ensuite shower. The property also has a small lawned garden at the front with two parking spaces, and a rear garden with a sunny orientation, lawn, paved pathway, and patio area.

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DESCRIPTION

Situated within a private road with easy access to Chester city centre, Chester Racecourse, Greyhound Retail Park, the Shropshire Union Canal, and various day-to-day amenities, this modern property is presented to a high standard throughout. It features UPVC double glazing and gas central heating. The accommodation includes an entrance hall with a cloakroom WC, a fitted modern kitchen with integrated appliances, and a lounge/dining room with French doors opening to the rear garden. On the first floor, there are two double bedrooms and a family bathroom, while the second floor offers a principal bedroom with an ensuite shower. Externally, the property has a small lawned shrub garden at the front with two off-road parking spaces. The rear garden benefits from a sunny orientation and is predominantly laid to lawn, featuring a paved pathway, patio area, and rear access.



LOCATION

The property is situated in Chester City centre and within a few minutes' walk of a wealth of shops and restaurants to suit every taste. Leisure facilities are within easy reach and include the Northgate Arena and Total Fitness Centre. The Grosvenor Park is within a short walk together with the River Dee which provides lovely walks, boating and leisure facilities. The property is well placed for easy commuting to all surrounding areas, and the Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway 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 S View Road, turn left onto Whipcord Lane, turn left towards The Hollies, turn right onto The Hollies. Arrive: 2 The Hollies, Chester, UK

ENTRANCE HALL

9'6" x 3'6"

A composite double glazed front door opens to a welcoming entrance hall featuring timber laminate flooring and a radiator. Stairs with oak veneer balustrades rise to the first-floor accommodation. Oak veneer doors lead off to the kitchen, living room/dining room, and cloakroom WC.



CLOAKROOM WC

The cloakroom WC is installed with a modern white suite comprising a dual flush low-level WC and a pedestal wash basin with a mixer tap and tiled splashback. Features include a chrome heated towel rail, ceramic tile flooring, an opaque window facing the front elevation, and recessed downlights along with an extractor fan set within the ceiling.



KITCHEN

9'7" x 6'0"

The kitchen features light wood grain effect grey wall base and drawer units complemented by a worksurface housing a stainless steel one-and-a-half bowl sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel oven, electric hob with a stainless steel extractor hood above, a stainless steel microwave, dishwasher, and fridge freezer. There is also space and plumbing for a washing machine. The room has ceramic tiled flooring, a window facing the front elevation, and recessed downlights set within the ceiling.



LIVING/DINING ROOM

16'3" x 12'7"

The living room/dining room features an oak veneer door opening to a large stair storage cupboard. It includes a radiator and UPVC double glazed French doors that open to the rear garden. The room is designed to offer a spacious and inviting area for both relaxing and dining, with easy access to outdoor space.



FIRST FLOOR LANDING

The first-floor landing features a radiator and a staircase leading to the second floor. Oak veneer doors provide access to the bathroom, Bedroom Two, and Bedroom Three, ensuring convenient distribution to the main rooms on this level.



BEDROOM TWO

12'0" x 6'10"

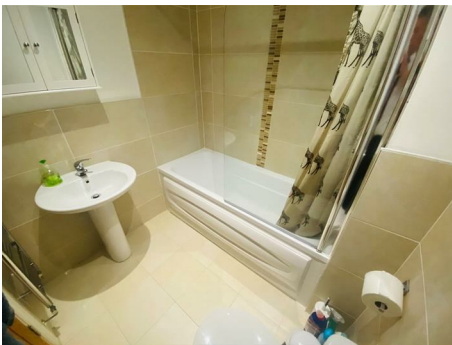
The second bedroom features two windows facing the rear elevation and a radiator.



BEDROOM THREE

12'6" x 8'7" max

An L-shaped room with two windows facing the front elevation and a radiator.



BATHROOM

5'10" x 5'8"

The bathroom is fitted with a modern white three-piece suite, including a panel bath with a mixer tap, thermostatic shower, and protective screen. Additional features include a dual flush low-level WC, pedestal wash hand basin, and a chrome heated towel rail. The walls are partially tiled, and the floor is ceramic tiled. Recessed downlights and an extractor fan are set within the ceiling for added convenience.

SECOND FLOOR LANDING

The second floor landing features a skylight with an integrated blind facing the rear elevation. An oak veneer door opens to the principal bedroom.



PRINCIPAL BEDROOM

18'4" x 9'2" max

(Measurements incorporating ensuite)

The principal bedroom features two skylights facing the front elevation, each with integrated blinds. It also includes a shelved alcove, a radiator, access to the loft, and oak veneer doors leading to the ensuite shower room and a built-in cupboard housing the combination boiler.



ENSUITE

The ensuite is fitted with a modern white three-piece suite, which includes a low-profile shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin. The room features a chrome heated towel rail, ceramic tiled flooring, and partially tiled walls. A skylight with an integrated blind and recessed downlights (one with an integrated extractor fan) are set within the ceiling.



EXTERNALLY

The property features two allocated parking spaces, a

lawn and shrub garden, a light to the side, and a canopy above the front door.

The rear garden enjoys a lovely sunny orientation and includes a paved pathway and patio leading to rear access. The garden is predominantly laid to lawn, with raised planters, an outside light, and a timber shed.



SERVICES TO PROPERTY

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

Tenure: Leasehold 999 Years from 2015.

Ground rent : £250.00 per annum

Council Tax : Band C £2024

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

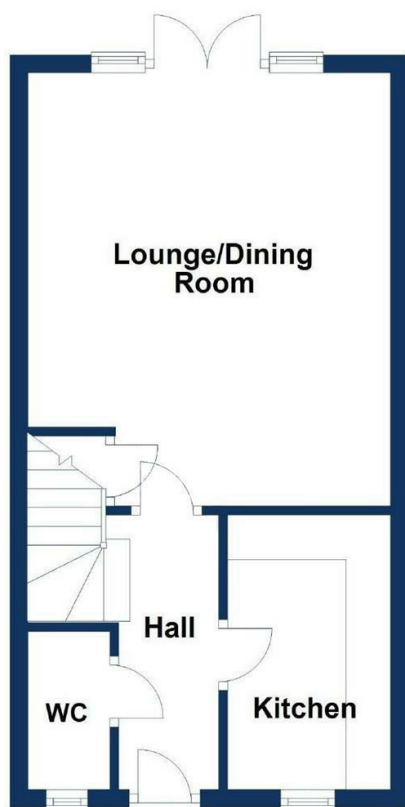
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

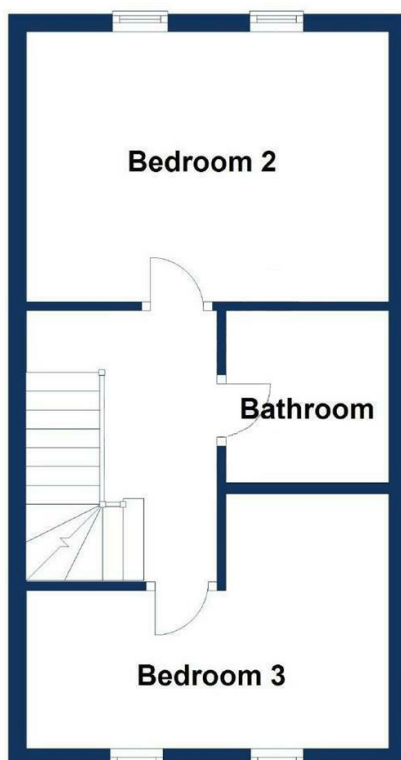
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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.

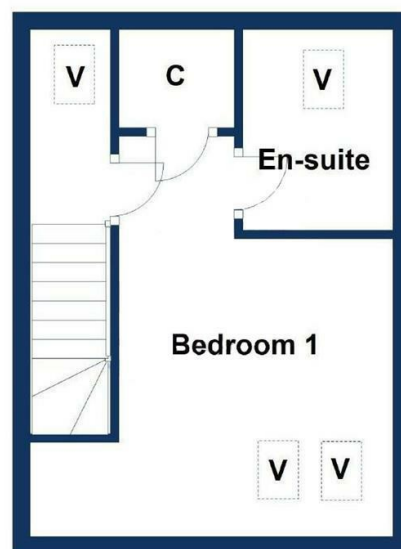
Ground Floor



First Floor



Second Floor



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		95
(81-91) B	84	
(69-80) C		
(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	