

8 Cecil Street, Boughton

OFFERS OVER
£200,000





This end terraced home situated just over a mile from the City centre which benefits from on street parking whilst being within a short walk away from the array of amenities on hand in Boughton.

There is a westerly facing walled rear yard which benefits from afternoon sunshine with a decked seating area and brick outbuilding.

The accommodation comprises in brief; two separate reception rooms, fitted kitchen with a range of white gloss finished units with integrated cooking appliances and a UPVC double glazed door to the rear courtyard.

To the first floor there are two double bedrooms and a modern bathroom with a white suite complimented by slate effect tiled flooring. T

The property has the benefit of UPVC double glazed windows and has gas central heating via a "Worcester" combination boiler.

FINER POINTS

- * Great location for access to the national motorway network

- * Walking distance to the River dee, Chester Railway





station

- * End terrace within a backwater location
- * First floor bathroom with a modern white suite
- * Two separate reception rooms
- * Westerly facing, private rear courtyard

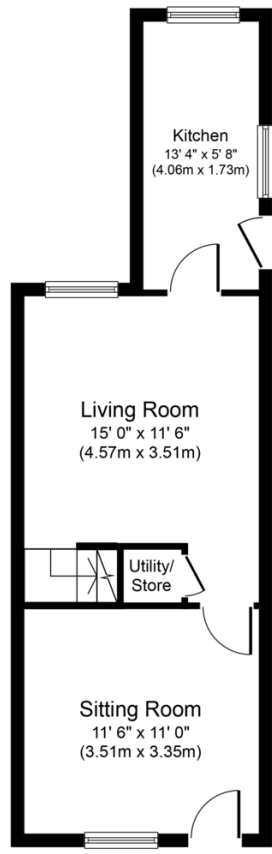
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

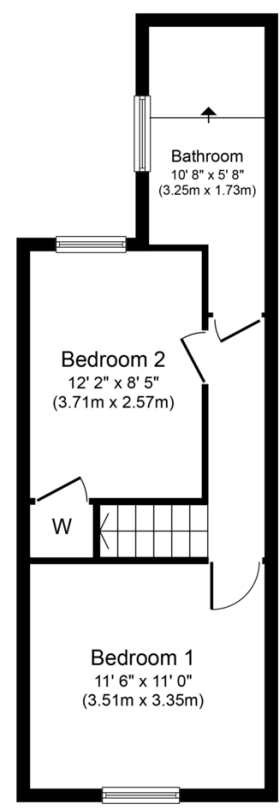
Local Authority: Cheshire West and Chester Council

Council Tax: Band B

Viewings: By appointment only



Ground Floor
Approximate Floor Area
377 sq. ft.
(35.1 sq. m.)



First Floor
Approximate Floor Area
355 sq. ft.
(33.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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