



QUEENS AVENUE, CHESTER

OFFERS IN EXCESS OF £275,000

- INVESTMENT OPPORTUNITY
- 5 DOUBLE BEDROOMS
- CURRENTLY VACANT
- FURNISHING INCLUDED
- CITY CENTRE LOCATION
- NO CHAIN

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QUEENS AVENUE, CHESTER

5
BED

1
BATH

1
RECEPTION

Investment opportunity! This five bedroom HMO located in central Chester that is available with no onward chain. Bring in a annual income of circa £30,000.

Entrance **Hall**
Accessed via a partially glazed entrance door featuring stained glass accents. The hall includes a staircase leading to the first floor, decorative Minton tiled flooring, and a radiator.

Dining **Room**
Bright and welcoming, this room boasts a double-glazed window to the front, a feature inset fireplace, wood laminate flooring, and a radiator.

Lounge
This bright and airy living space features a double-glazed window to the rear, inset LED ceiling lighting, a wall-mounted boiler, wood laminate flooring, built-in storage cupboards, a TV point, and a radiator.

Kitchen
The kitchen is equipped with a range of wall and base units complemented by work surfaces. It includes a built-in electric oven, a gas hob with a stainless steel extractor fan, and a stainless steel sink with a drainer and mixer tap. Additional

features include two double-glazed windows to the side, a double-glazed door leading to the rear, space for a fridge/freezer, and plumbing for a washing machine.

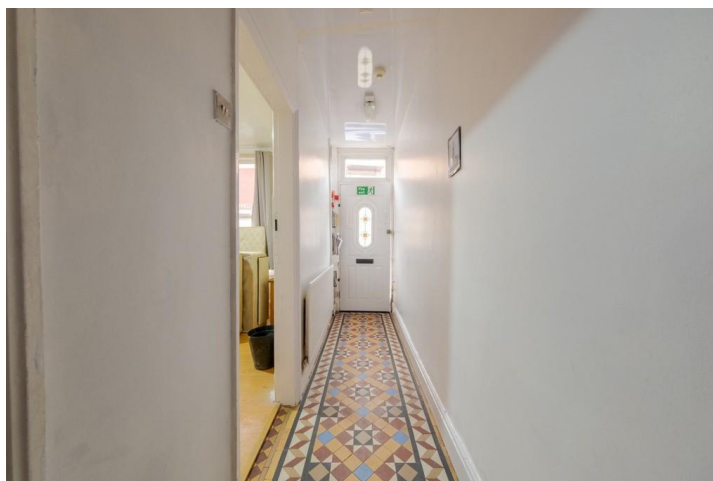
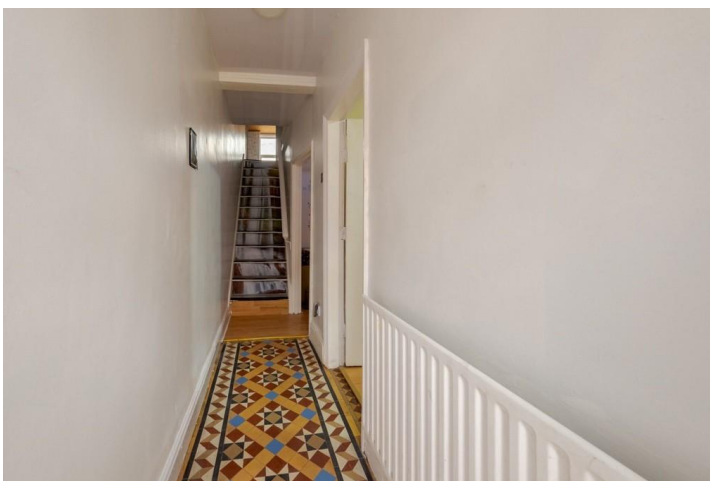
Downstairs **Room/Bedroom** **Four**
This versatile space can be utilized as a bedroom or an additional reception room. It features a double-glazed window to the side and a radiator.

Landing
Galleried landing providing access to the upper floors.

Bathroom
A generously sized bathroom fitted with a low-level WC, a pedestal wash hand basin, and a panelled bath with an overhead shower, glass screen, and splashback. The bathroom also includes tiled walls and flooring, a double-glazed window, a radiator, and an extractor fan.

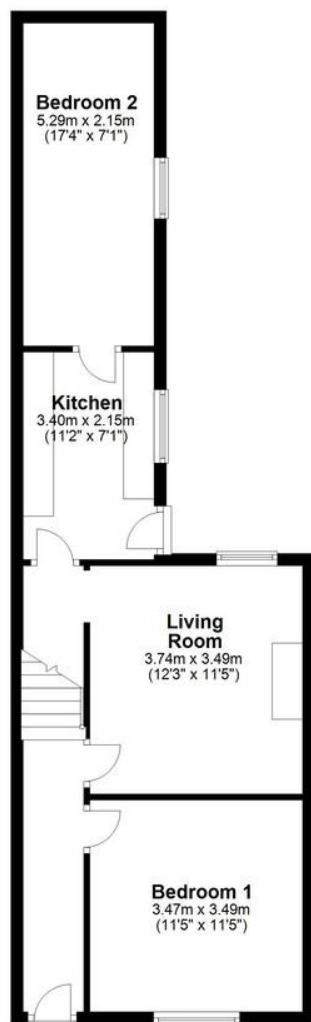
Master **Bedroom**
This spacious bedroom is illuminated by two double-glazed windows and features built-in furniture, including wardrobes with hanging space and shelving, as well as drawers. It also includes wood laminate flooring and a radiator.







Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA

889 sq ft / 83 sq m

COUNCIL TAX

Band B

LOCAL AUTHORITY

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.