



## BROADMEAD, VICARS CROSS, CHESTER

£270,000

- EPC RATED A
- BOILER FITTED 8 MONTHS AGO
- HOME OFFICE
- GARAGE
- CLOSE TO CITY CENTRE
- OPEN PLAN KITCHEN DINER



# BROADMEAD, VICARS CROSS, CHESTER

**3**  
BED

**1**  
BATH

**1**  
RECEPTION

**A**  
EPC

Nestled in the ever-popular residential area of Vicars Cross, this beautifully presented three-bedroom mews-style home, offering a perfect blend of modern living and stylish design. Thoughtfully updated throughout, this property is ideal for families, professionals, or anyone seeking a turnkey home with excellent access to Chester city centre, local amenities, and transport links.

Upon entering, you are immediately greeted by a sense of space and contemporary style. The highlight of the ground floor is the newly fitted midnight blue kitchen, complete with sleek, fully integrated appliances and ample storage. Its striking finish offers a perfect contrast to the light and airy interiors, making it a true focal point of the home that also has plenty of space for dining.

Adjacent to the kitchen is a spacious living room, ideal for relaxing or entertaining, with a handy built-in storage cupboard that keeps everyday clutter at bay. A standout feature of the home is the modern glass-panelled staircase, which adds a sophisticated touch while allowing light to flow beautifully through the space.

Upstairs, the property boasts three generously sized double bedrooms, the two larger bedrooms both have fitted wardrobes with sliding doors. The newly fitted bathroom is both stylish and functional, comprising a contemporary three-piece suite with a P-shaped bath, overhead rainfall shower, vanity sink unit, and WC – all finished to a high standard. Off the landings is a useful airing cupboard that also houses the recently installed Worcester boiler.

To the rear, a South East-facing garden provides a peaceful and private outdoor space. Designed with low maintenance in mind, it features artificial grass and neat borders – ideal for enjoying sunny mornings or hosting summer barbecues without the upkeep.

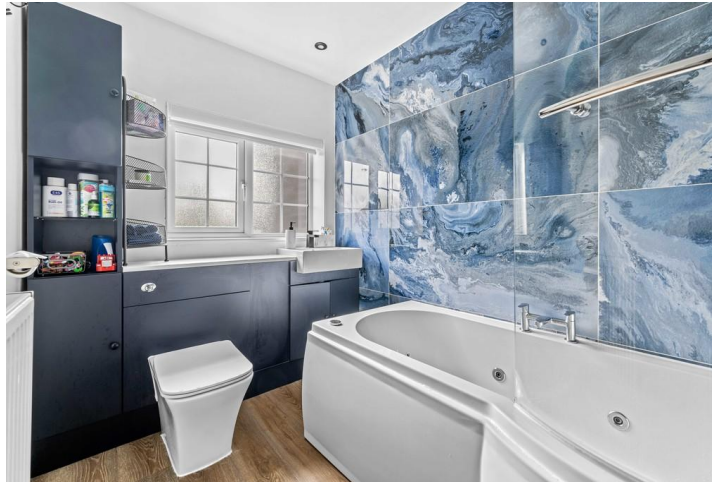
A particular bonus is the fully insulated external home office, hardwired for power and internet, offering the perfect solution for remote working or creative pursuits in comfort all year round. Additionally, the property benefits from a separate single garage located to the rear, providing secure storage.

The property is situated approximately two miles from the City centre and has a variety of shops for everyday needs, primary school and library. A regular bus service runs into the City centre and easy access onto the Ring Road and the A55 Expressway/Motorway Network

facilitates daily travel to the surrounding areas of commerce and industry.



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**Council Tax Band:** C

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 982 sq ft / 91 sq m

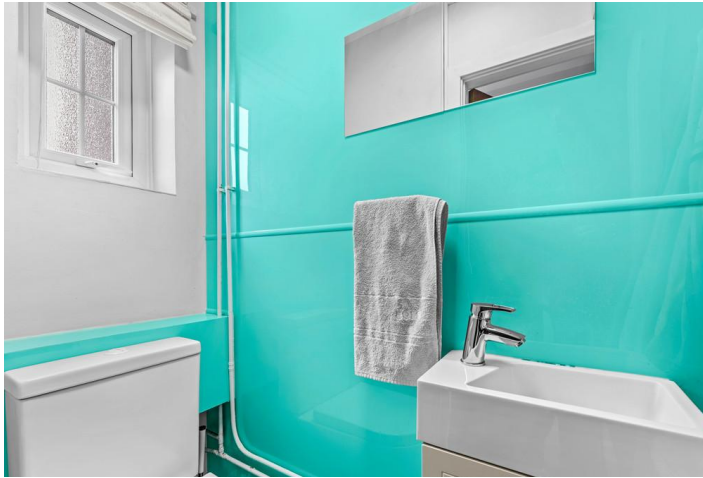
**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**



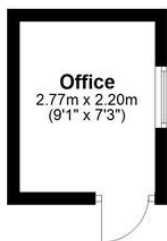
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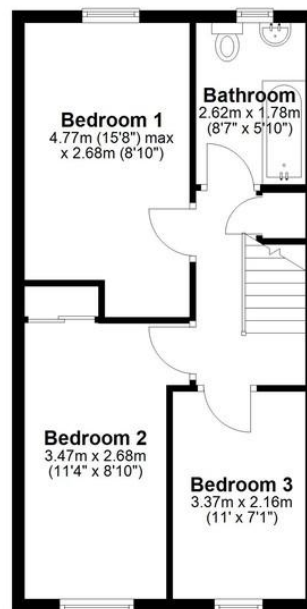
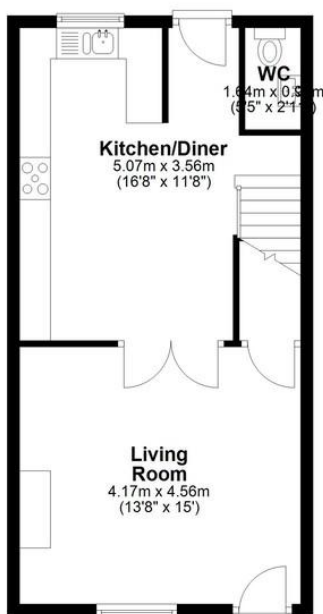
# BROADMEAD, VICARS CROSS, CHESTER



Ground Floor



First Floor



## OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A	97 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		