



FERN BANK VILLA, EVERSLEY PARK, CHESTER

AUCTION GUIDE PRICE £300,000

- FLEXIBLE LAYOUT
- SOUGHT-AFTER LOCATION
- CHARACTER FEATURES
- SPACIOUS ACCOMMODATION
- OUTDOOR SPACE AND PARKING
- ATTRACTIVE INVESTMENT OPPORTUNITY



FERN BANK VILLA, EVERSLEY PARK, CHESTER

3
BED

3
BATH

2
RECEPTION

Excellent Investment Opportunity or Ideal Family Home

An excellent opportunity to purchase a three-bedroom character townhouse, which can also be configured as two self-contained apartments (one one-bedroom and one two-bedroom). This property is ideal either as a family home or as a high-yield investment opportunity in a highly sought-after residential area. For more information, please contact us today.

This beautifully designed townhouse offers generous accommodation set over three floors and is full of original character features. Originally two apartments, it has since been converted into a spacious family home.

The ground floor features a welcoming lounge, a family bathroom, and a bedroom with French doors opening onto a private patio courtyard, perfect for outdoor entertaining and al fresco dining.

The first floor comprises a large open-plan kitchen and dining area, a second family bathroom, and a double bedroom.

The top floor boasts a generous master bedroom

with an en-suite bathroom and access to a useful attic area, which offers potential for future conversion (subject to planning).

This charming period property is well located for modern family living. Alternatively, it could easily be converted back into two apartments, making it an attractive investment opportunity.

Please note that the internal photographs are historical. Interested buyers are encouraged to attend the open days and review the legal pack before bidding.

ACCOMMODATION Entrance
Solid wood front door opening into:

Porch
Tiled flooring with door leading into:

Lounge (6.45m x 5.00m)
Two cast iron radiators, two sash windows with plantation shutters, exposed brick feature wall, TV point, understairs storage cupboard, and stairs rising to the first floor.

Hallway
Two walk-in storage cupboards with door to:

Family Bathroom (3.81m x 1.62m)
Part tiled walls, comprising a three-piece suite with low-level WC, pedestal wash basin, and walk-in shower cubicle with electric shower. Radiator.

Bedroom Three (4.42m x 4.09m)
Cast iron radiator and double French doors with plantation shutters leading to the side garden.

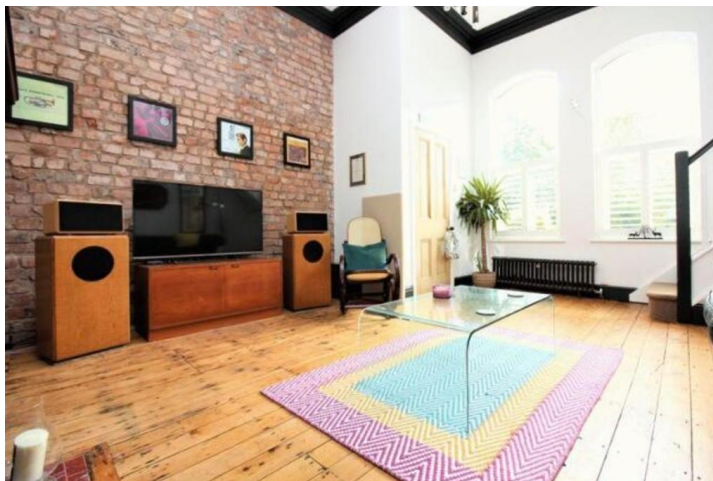
First Floor

Kitchen/Diner (6.45m x 4.95m)
Fitted with a range of modern wall and base units with work surfaces over. One and a half bowl sink with mixer tap, four-ring hob with extractor hood, integrated Samsung oven and grill, integrated dishwasher, and space for a washing machine. Window to side elevation and recessed lighting. Loft access.

Further Hallway
Door to side elevation leading to shared corridor and stairs rising to the second floor.

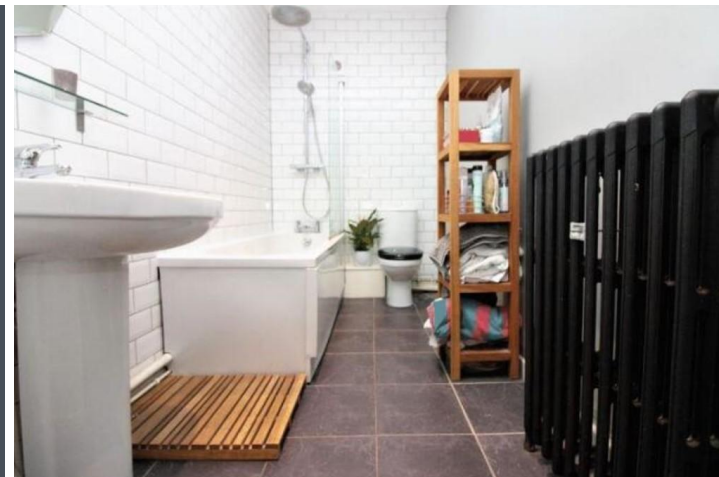
Family Bathroom (3.81m x 1.62m)
Fully tiled, featuring a low-level WC, pedestal wash basin with mixer tap, and a panelled bath with mains shower and rain-effect shower head.





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GROUND FLOOR



1ST FLOOR



2ND FLOOR

FERN BANK VILLA
TOTAL APPROX. FLOOR AREA 1744 SQ. FT. (162.0 SQ.M.)

TOTAL FLOOR AREA 1,744 sq ft / 162 sq m

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.

COUNCIL TAX
Band C

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Leasehold (0 Years)

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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