

# BOWEN

PROPERTY SINCE 1862



Asking Price £204,950

3a Broxton Hall Mews, Whitchurch Road,  
Broxton, Chester CH3 9JS

🛏 1 Bedroom

🚿 1 Bathroom

# 3a Broxton Hall Mews, Whitchurch Road, Broxton, Chester CH3 9JS



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### General Remarks

A beautifully presented barn conversion set within a peaceful courtyard that once formed part of the historic Broxton Hall. The village of Broxton offers a rural location with the benefit of easy access to main road networks. The single bedroom accommodation is deceptively spacious and comprises an entrance hall, living room, dining kitchen, landing, bedroom and bathroom. Externally there is a rear garden and off-road parking for two cars. Oil central heating.

### Accommodation

#### On The Ground Floor:

**Porch:** 5' 2" x 4' 2" (1.57m x 1.26m) Approached through a double glazed door. Fitted coat hooks. Ceiling spot-light.

**Lounge:** 19' 6" x 15' 7" (5.94m x 4.76m) Ornamental fireplace with living flame and stone-effect fire. Ceiling spot-lights. Radiator. TV aerial. Phone point. Double glazed window. Understairs cupboard. Smoke alarm. Door chimes.

**Kitchen:** 12' 2" x 12' 8" (3.72m x 3.87m) Light oak granite surfaces including drainer. Stainless steel sink unit. Monobloc mixer tap. Slimline dishwasher. Drawer pack. Wall cupboards. Cooker hood. Stainless steel fitted units. Halogen hob. Stainless steel cooker and grill. Space for fridge-freezer. Tiled floor. Breakfast bar. French window Velux style.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**First Floor Landing:** 7' 8" x 8' 5" (2.34m x 2.56m) Roof truss. Smoke alarm.

**Bedroom 1:** 15' 7" x 9' 4" (4.76m x 2.84m) Double glazed window. Radiator. Ceiling spot-lights. Loft access. TV point. Roof trusses. Phone point.

**Bathroom:** 8' 1" x 6' 9" (2.47m x 2.07m) Three piece suite. Chrome fittings. Mixer tap to bath. Electric shower. White towel rail. Extractor fan. Mirror with light. Partly tiled walls. Ceiling spot-lights.

**Outside:** To the front elevation there is a brick-paved Parking Area. To the rear of the house there is a Patio Area leading to an established lawned garden.

**Services:** Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

The central heating is a conventional radiator system effected by an oil-fired boiler.

**Tenure:** Freehold with full Vacant Possession available upon Completion.

**EPC:** EPC Rating - 62|D.

**Council Tax Band:** The property is valued in Band "C".





**Directions:** From the Holt by-pass continue along the Barton Road in the direction of Carden Park. Pass The Cock o' Barton Public House and on past Carden Park and through Clutton to the roundabout at the A41 at which turn right in the direction of Malpas. Take the next left into Broxton Hall and follow the driveway to the left that will approach the property.

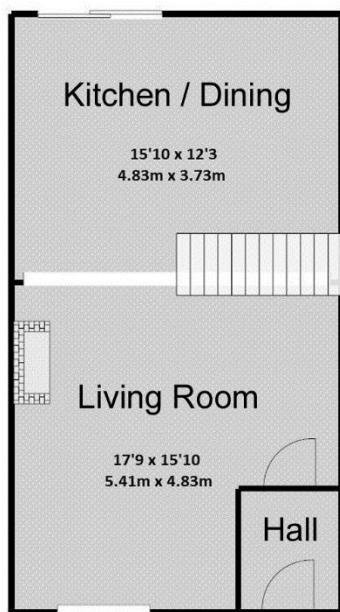


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## 3 Broxton Hall Mews, CH3 9JS



Ground Floor



First Floor

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