



**Beaconsfield Street | Chester | CH3 5AY**

**£240,000**

A well appointed two bedroom terrace home in a superb location on the very edge of Chester City Centre. Hall, living room, dining room and kitchen. two double bedrooms and bathroom. Rear courtyard. Resident's parking can be applied for. Viewing advised. Ideal for a first time buyer

# Property Description

## LOCATION

The property is set on the very edge of Chester's centre very close to the shops, bars and restaurants. The main railway station is within a short walk.

## HALL

3' 3" x 15' 5" (1.01m x 4.71m) Accessed via a timber front door, laminate flooring, staircase to first floor and radiator.



## LIVING ROOM

11' 1" x 11' 10" (3.40m x 3.62m) Currently used as a bedroom with UPVC double glazed window and radiator.



## DINING ROOM

10' 6" x 12' 0" (3.21m x 3.67m) With built in shelving and cupboard arounds chimney stack, wood effect laminate flooring, UPVC double glazed window and radiator.

## KITCHEN

7' 9" x 10' 1" (2.37m x 3.09m) With fitted floor and wall gloss base units, stainless steel sink unit, 4 ring gas hob with extractor hood over, undercounter oven and cupboard housing mounted Worcester combi-boiler. Partly tiled walls and vinyl flooring. Under stairs storage area, two UPVC double glazed windows and door leading to rear yard.



## BEDROOM ONE

14' 10" x 11' 11" (4.53m x 3.64m) With original feature fireplace, UPVC double glazed window and radiator.

## BEDROOM TWO

8' 10" x 12' 1" (2.70m x 3.70m) With original feature fireplace, UPVC double glazed window and radiator.



## BATHROOM

7' 7" x 10' 2" (2.32m x 3.11m) With a white bathroom suite consisting of a P-shaped bath with mains powered shower over, W/C, wash hand basin, partly tiled walls, wood effect laminate flooring, extractor fan, UPVC frosted double glazed window and radiator.

## OUTSIDE

To the rear of the property is courtyard with patio, outbuildings and fence leading to the rear alley way.

## PARKING

Residents permit parking can be applied for via CWAC available for around £60 per annum.

## USEFUL INFORMATION

The property is currently tenanted with the tenants on periodic tenancies and the property to be sold with vacant possession.





## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

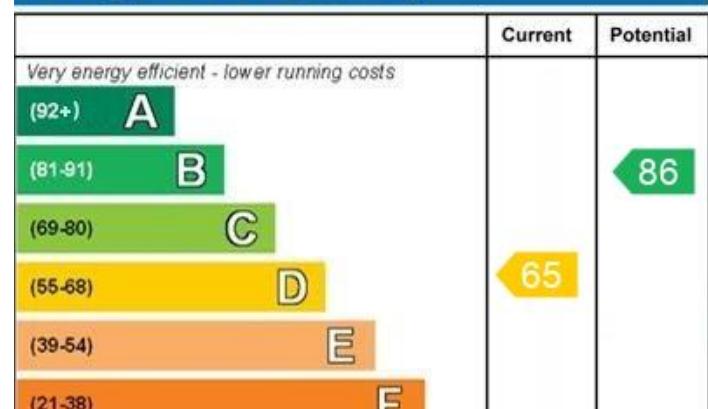
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

## Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements