



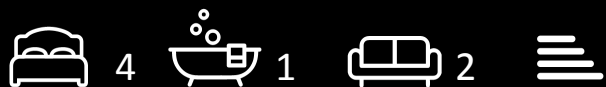
## 71 St. James Avenue, Upton, Chester, Cheshire, CH2 1NN

**£1,800 Per Month**

- Detached Bungalow
- Off Road Parking
- Four Bedrooms
- Garage
- Front & Rear Garden
- 01244 380 380 To View

## 71 St. James Avenue, Chester CH2 1NN

PDA are pleased to offer to rent this 4 bedroom detached bungalow. To view please enquire via the online enquiry form. To pass the referencing process you will need to have a household income in excess of £54,000 per anum.



Council Tax Band: D



### Description

In brief the property comprises of, lounge, dining area, kitchen, four bedrooms and a garage. There is off road parking to the front and both front and rear gardens.

### Lounge

10'7" x 19'11"

UPVC window to front. Wall mounted radiator

### Dining Area

13'7" x 9'7"

From porch with access to lounge and kitchen.

### Bathroom

6'0" x 6'6"

Three piece bathroom suite with over bath shower. UPVC window to side and wall mounted radiator.

### Bedroom One

11'11" x 9'10"

UPVC window to side and wall mounted radiator.

### Bedroom Two

12'8" x 10'0"

UPVC window to side and wall mounted radiator.

### Bedroom Three

9'9" x 8'10"

UPVC window to rear garden and wall mounted radiator.

### Bedroom Four

8'6" x 6'7"

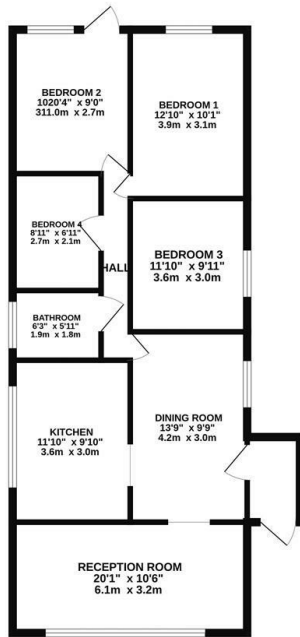
Internal room with Velux window ideal for a study or work from home space.

### Garage

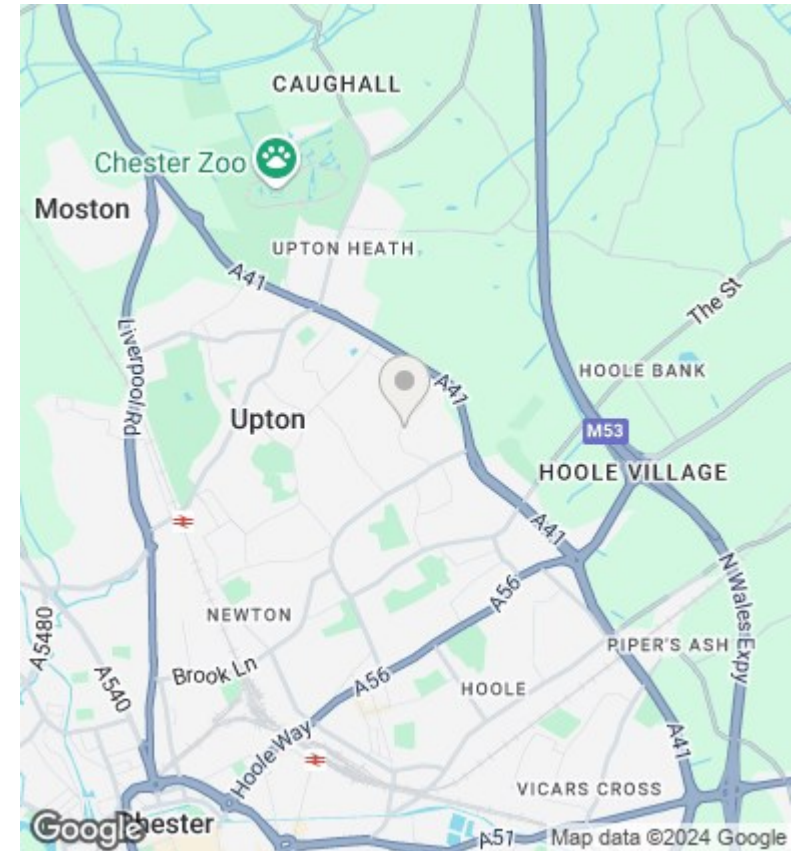
22'7" x 9'7"

Up and over garage door. Access to rear garden

BUNGALOW  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.  
Made with floorplan 12/2024



## Directions

## Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	