



## CATHERINE STREET, CHESTER

£235,000

- FOUR BEDROOM HMO
- EXCELLENT INVESTMENT OPPURTUNITY
- FULLY FURNISHED
- FOUR LARGE BEDROOMS
- CURRENTLY VACANT
- NO CHAIN

# DWELL

# CATHERINE STREET, CHESTER

4  
BED

2  
BATH

1  
RECEPTION

Positioned in the ever-popular Garden Quarter, just moments from Chester city centre and the University, this larger-than-average 19th-century mid-terrace presents an excellent investment opportunity. Currently configured as a four-bedroom House in Multiple Occupation (HMO), the property offers strong rental appeal and scope for further optimisation.

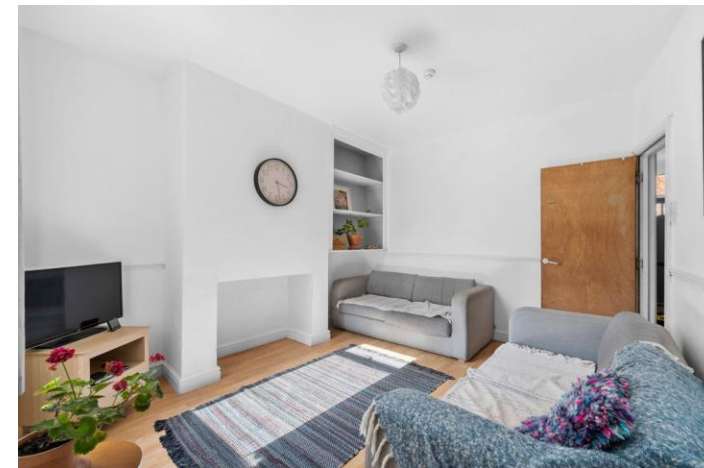
Set behind a traditional brick façade, the accommodation is arranged over three floors and benefits from well-proportioned rooms throughout. The ground floor comprises a welcoming living room, a fitted kitchen with access to the rear courtyard, a double bedroom, and a convenient ground floor bathroom, ideal for flexible tenant arrangements.

To the first floor are two generous double bedrooms and a spacious family bathroom, while the second floor hosts a substantial fourth bedroom, offering excellent privacy and versatility, perfect for a premium rental room.

Internally, the property is neutrally presented with a bright and airy feel, featuring good natural light, high ceilings typical of the period, and practical layouts suited to shared living. The kitchen is functional and well-sized, while the bathrooms are serviceable, offering scope for cosmetic enhancement if desired.

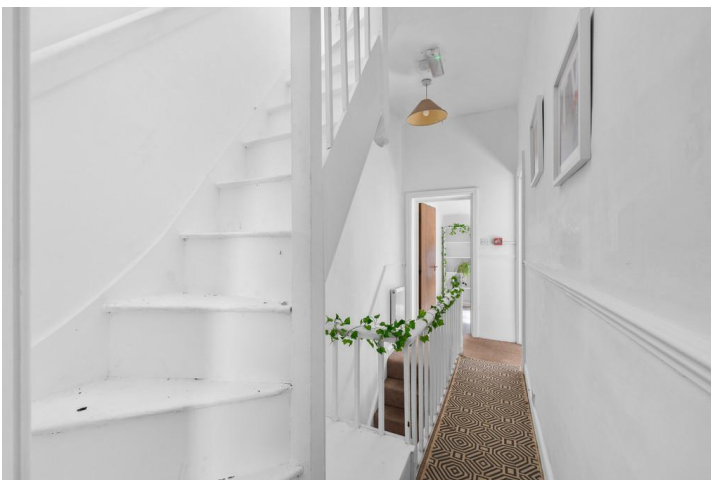
Externally, there is a low-maintenance rear courtyard, providing outdoor space for tenants without the burden of upkeep.

Nestled on the outskirts of the bustling Garden Quarter, it offers convenient access to scenic towpath strolls along the Chester branch of the Shropshire Union Canal, the renowned Chester Racecourse, and the historic Roman city of Chester. With superb connectivity to the broader North West transportation network via the Bache and Chester General stations, as well as the A55 and M53/M56 motorways, it ensures ease of travel. Additionally, it features double-glazed windows, a gas-fired combination central heating/hot water boiler, and connections to all essential services.



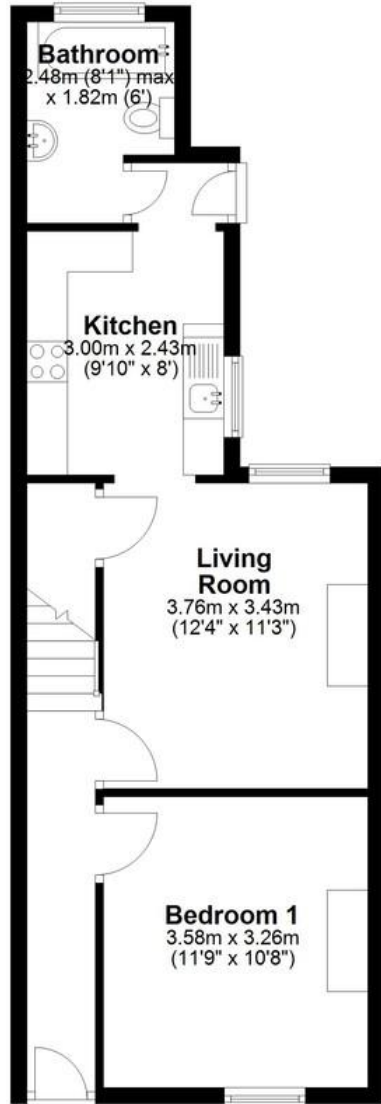


**DWELL**  
Need to sell first?  
Book a free valuation  
01244 886 636

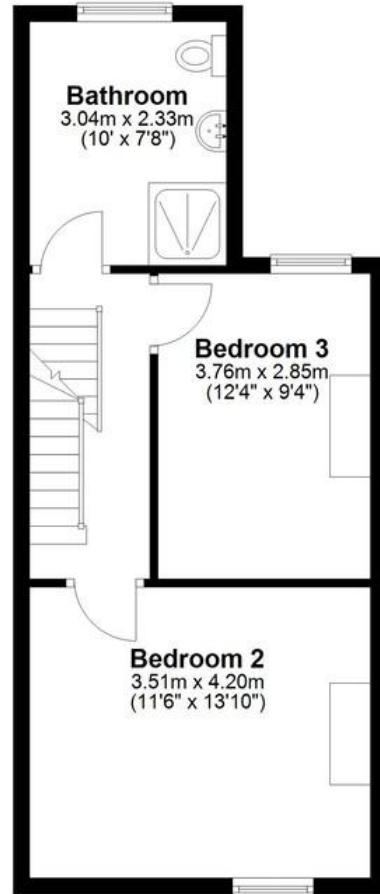


# DWELL

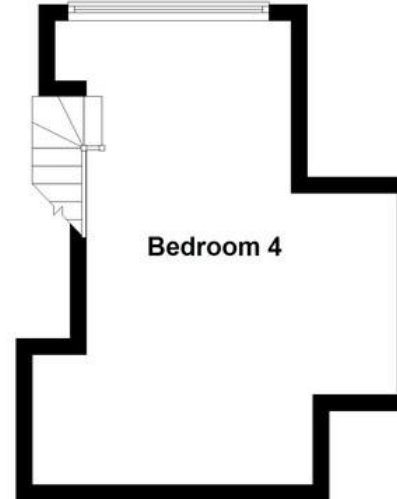
**Ground Floor**



**First Floor**



**Second Floor**



**TOTAL FLOOR AREA 902 sq ft / 84 sq m**

## COUNCIL TAX

Band B

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		82
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

Dwell  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@dwellstateagents.co.uk  
dwellstateagents.co.uk