



## TARVIN ROAD, BOUGHTON

OFFERS IN EXCESS OF £200,000

- ATTRACTIVE TWO-BEDROOM PERIOD MID-TERRACE
- NO ONWARD CHAIN
- POPULAR BOUGHTON LOCATION

- SPACIOUS LIVING ROOM WITH FEATURE EXPOSED BRICK FIREPLACE
- SEPARATE DINING ROOM WITH FRENCH DOORS TO THE GARDEN

# DWELL

# TARVIN ROAD, BOUGHTON

2  
BED

1  
BATH

2  
RECEPTION

A charming and deceptively spacious period terrace situated in the highly sought-after suburb of Boughton, offered to the market with the added benefit of no onward chain.

Occupying a convenient position within easy reach of Chester city centre, this attractive home retains a wealth of character and offers generous accommodation throughout, presenting an excellent opportunity for buyers seeking a property with both charm and future potential.

The accommodation opens with an entrance hall featuring beautiful original Minton tiled flooring, setting the tone for the character found throughout the property. To the ground floor are two substantial reception rooms, including a welcoming living room with feature exposed brick fireplace and a separate dining room with French doors opening onto the rear garden. The fitted kitchen overlooks the garden and provides ample storage and workspace.

To the first floor are two exceptionally large double bedrooms, both offering excellent proportions and flexibility. Subject to the necessary alterations and approvals, the layout may lend itself to reconfiguration to create a three-bedroom home, making it particularly

appealing to growing families and those looking to add value. A spacious family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden with mature planting, established shrubs and useful outbuildings, creating a private outdoor space with plenty of scope for further enhancement. To the front, a walled garden provides attractive kerb appeal and complements the property's traditional brick façade.

Further potential exists within the loft space, which may be suitable for conversion, subject to the necessary planning permissions and building regulations, offering buyers the opportunity to significantly increase the accommodation in the future.

Boughton remains one of Chester's most desirable residential locations, renowned for its excellent amenities, popular schools, riverside walks and convenient access to the city centre, railway station and major road networks.





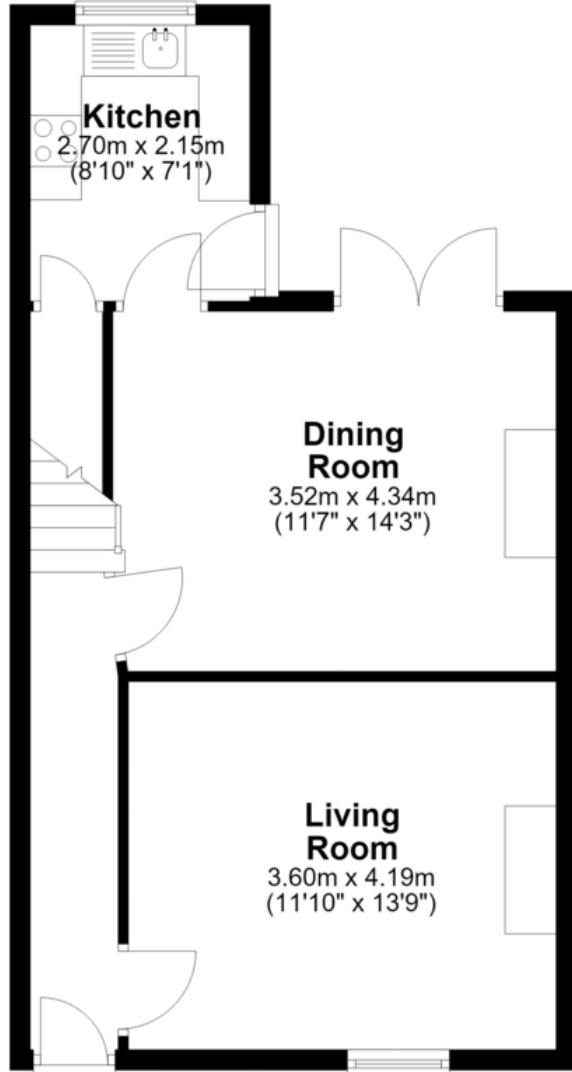
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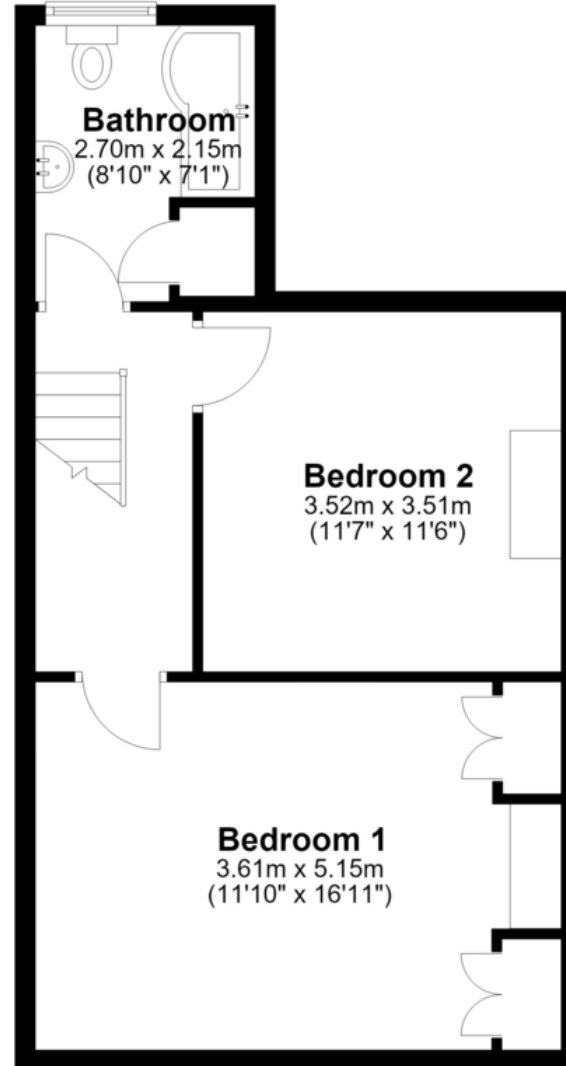


# DWELL

**Ground Floor**



**First Floor**



**TOTAL FLOOR AREA** 931 sq ft / 87 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## COUNCIL TAX

Band B

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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