



## GARDEN COURT, CANAL STREET, CHESTER

£325,000

- ALLOCATED CAR PARKING
- CANAL & CITY WALLS VIEW
- NO ONWARD CHAIN

- TWO DOUBLE BEDROOMS
- BALCONY & GARDEN
- WITHIN THE HEART OF THE CITY

# DWELL

# GARDEN COURT, CANAL STREET, CHESTER

2  
BED

1  
BATH

1  
RECEPTION

Tucked away within a peaceful private courtyard just moments from the heart of Chester, this beautifully presented townhouse offers stylish city living with the rare benefit of off-street parking and generous outdoor space.

Set within the charming Garden Court development, the property enjoys a fantastic central location overlooking the canal and historic Roman City Walls. The home is thoughtfully arranged over two floors and boasts a bright, welcoming interior throughout.

The ground floor opens into a spacious reception and dining hall with useful understairs storage, leading to a well-appointed kitchen fitted with a range of wall and base units and integrated appliances. To the rear, a wonderfully light sitting room features a decorative mantelpiece with living flame gas fire, fitted cabinetry and French doors that open onto a large south-facing garden terrace – an ideal space for entertaining, relaxing in the sun, or enjoying the tranquil canal-side outlook.

Upstairs, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes. The principal bedroom also enjoys French doors leading onto a private balcony. A modern family

bathroom completes the first floor.

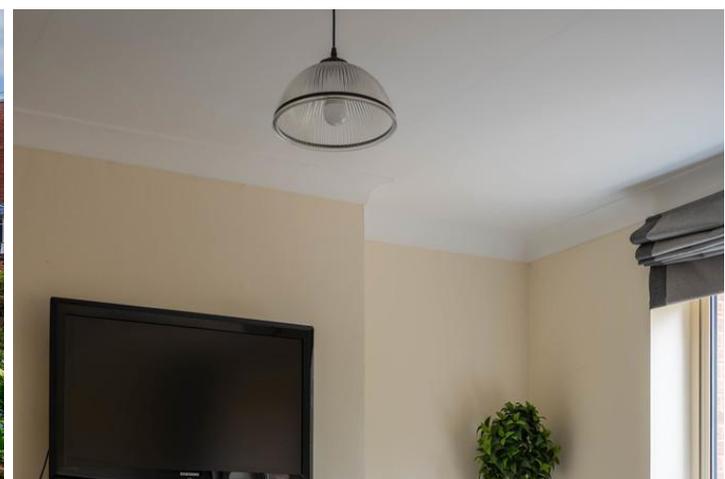
Externally, the spacious south-facing terrace is a real highlight, offering ample space for outdoor dining while taking in views across the canal and Roman walls. The property also benefits from a designated off-street parking space within the secure courtyard.

Situated just a short stroll from Chester's vibrant city centre, the property is perfectly positioned to enjoy the city's renowned shopping, restaurants, cultural attractions and the popular Chester Market. Excellent transport links, highly regarded schools and the city's historic charm make this a superb opportunity for buyers seeking a stylish home in an exceptional location.





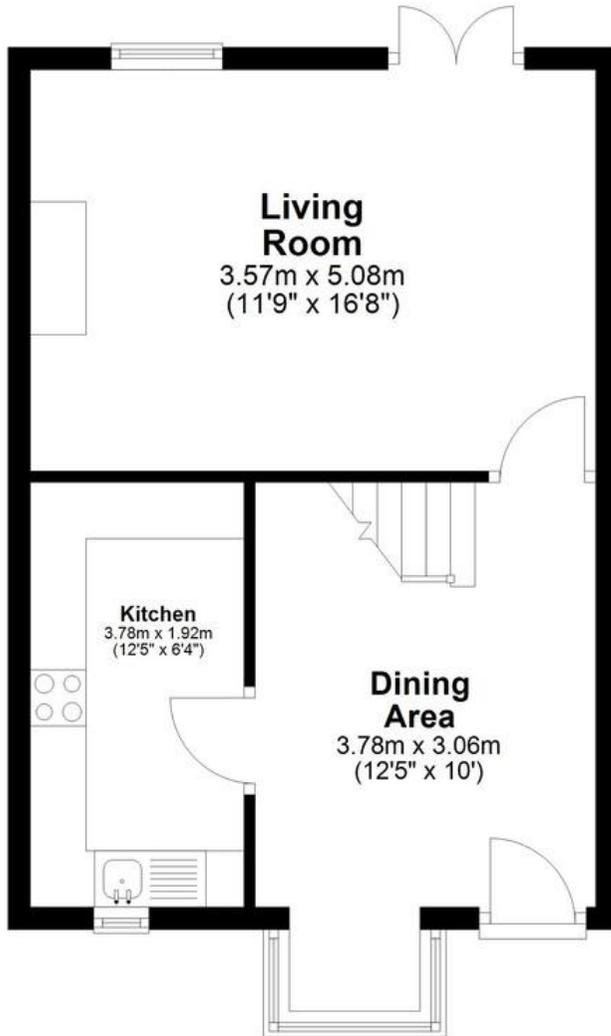
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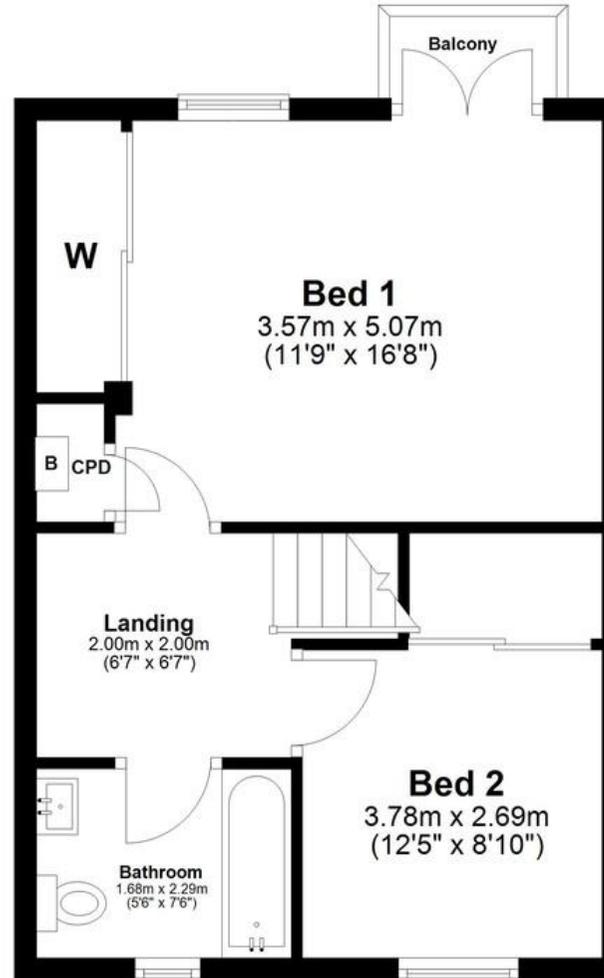


# DWELL

## Ground Floor



## First Floor



**TOTAL FLOOR AREA** 774 sq ft / 72 sq m

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

## COUNCIL TAX

Band D

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		86
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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