

# Cavendish

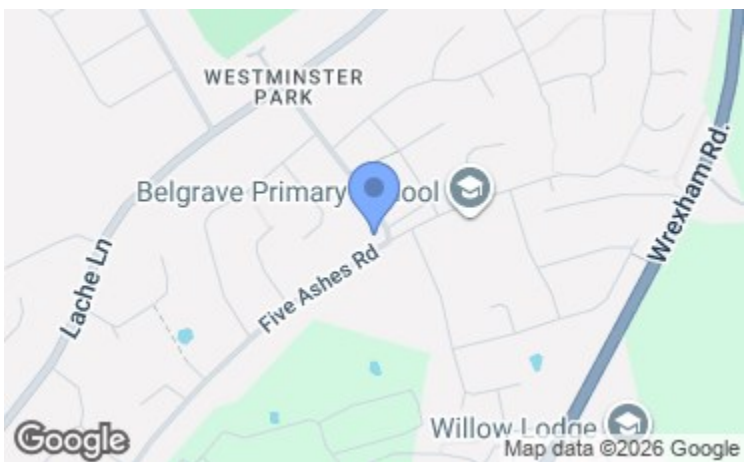
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**39 Five Ashes Road**  
Westminster Park, Chester,  
CH4 7QS

**Price**  
**£375,000**

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**\* VERY RECENTLY IMPROVED & FINISHED TO A HIGH STANDARD \*READY TO MOVE INTO & VIEWING ESSENTIAL.** A beautifully presented two bedroom detached bungalow occupying a delightful corner plot in a very convenient location, close to a parade of local shops, a bus route and within easy reach of Chester city centre. The property has recently been subject to a comprehensive scheme of improvement to include new central heating system, re-wiring, new kitchen and new bathroom. The accommodation briefly comprises: entrance porch, reception hallway with walk-in storage cupboard housing the Worcester boiler, spacious living room/dining area enjoying French doors to the garden, beautifully fitted kitchen with quartz worktops and Neff appliances, bedroom one with fitted wardrobes and plantation style shutters, bedroom two with plantation style shutters and a well appointed shower room. The property benefits from uPVC double glazed windows and has gas fired central heating (new system installed 2024). Externally, there are lawned gardens to the front and side with decorative stone and resin bound pathways being enclosed by wooden picket fencing. To the rear, the garden is a particular feature having been professionally landscaped and designed for ease of maintenance with artificial grass, composite decked seating area, resin bound gravelled seating area and raised beds with wooden sleeper edging. There is also a wide resin bound driveway and a single brick garage. If you are looking for a detached bungalow in a convenient location close to local amenities which is ready to move into then we strongly urge you to view.



## LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

## THE ACCOMMODATION COMPRISES:



## PORCH

5.46m x 4.32m max (17'11" x 14'2" max)

uPVC double glazed porch with uPVC double glazed entrance doors at the front and rear and Karndean tiled effect flooring. Composite double glazed entrance doors to the entrance hall and kitchen.

## ENTRANCE HALL

Recessed LED ceiling spotlights, mains connected smoke alarm, thermostatic heating controls, single radiator and access to loft space, and built-in cupboard with fitted shelving, light point and housing a Worcester Greenstar combination condensing gas fired central heating boiler. Doors to the kitchen, living room/dining area, bedroom one, bedroom two and shower room.

## LIVING ROOM/DINING AREA

7.70m x 3.76m narrowing to 2.74m (25'3" x 12'4" narrowing to 9')



Large open plan living room/dining area.

**COUNCIL TAX**

\* Council Tax Band D - Cheshire West and Chester.

**AGENT'S NOTES**

- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The electric meter and electric consumer board are located in the larder cupboard in the kitchen.
- \* The property is on a water meter.
- \* There is a Smart meter for the gas and electric provided by British Gas.
- \* During 2024 the bungalow was subject to a comprehensive scheme of modernisation and improvement to include: a new central heating system with new pipework, radiators and a Worcester boiler; fully re-wired with a new consumer unit; a lot of replastering work together with new internal doors, architraves and skirting boards; a new kitchen with Neff appliances; a new shower room; a new uPVC double glazed windows (except for the porch) with plantation style shutters in the dining area, bedroom one and bedroom two; and two new composite double glazed doors and the French doors were also installed.
- \* The front and side gardens are lawned with new wooden picket fencing and resin bound gravelled pathways.
- \* There is a new resin bound gravelled driveway.
- \* To the rear the garden has been professionally landscaped with composite decking, artificial grass, resin bound gravelled areas and raised beds with wooden sleeper edging.
- \* There is an armoured cable from the bungalow to the garage, but this is not yet connected.
- \* The chimney breast in the living room has provision for an electric fire if required.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing.

There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - for identification purposes only, not to scale.

PS/SC

**LIVING ROOM**

4.83m x 3.73m (15'10" x 12'3")



uPVC double glazed French doors to the rear garden with full height double glazed window to each side and remote controlled electronic blinds, ceiling light point, double radiator with thermostat, TV aerial point and chimney breast with provision for electric fire.

**DINING AREA**

2.90m x 2.77m (9'6" x 9'1")



uPVC double glazed window to side with plantation style shutters, ceiling light point, wall mounted central heating and hot water controls and double radiator with thermostat.

**KITCHEN**

Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and a half bowl stainless steel sink unit with Franke mixer tap and drainer grooved into the worktop. Fitted four-ring Neff touch control ceramic hob with extractor above, built-in Neff electric 'tilt and slide' fan assisted oven and grill, Neff microwave oven, integrated fridge/freezer, Neff dishwasher and Neff washing machine. Concealed under-cupboard lighting, Karndean tiled effect flooring, double radiator with thermostat, recessed LED ceiling spotlights, mains connected heat alarm and uPVC double glazed window overlooking the rear garden.

**BEDROOM ONE**

3.73m x 3.28m plus door recess (12'3" x 10'9" plus door recess)



uPVC double glazed window overlooking Five Ashes Road with plantation style shutters, single radiator with thermostat, ceiling light point, and full height fitted wardrobes with three sliding mirrored doors (one mirrored) with hanging space and shelving.

**BEDROOM TWO**

4.06m x 2.67m (13'4" x 8'9")



uPVC double glazed window overlooking Five Ashes Road with plantation style shutters, and ceiling light point.

**SHOWER ROOM**

2.54m x 1.73m (8'4" x 5'8")



Well appointed shower room comprising: shower enclosure with wet boarding, thermostatic mixer shower, fold-down seat, two handrails and curved glazed shower doors, worktop with semi-inset wash hand basin, mixer tap and storage cupboards beneath; and low-level dual flush WC. Vinyl tile-effect flooring, recessed LED ceiling spotlights, ladder style radiator, extractor and two uPVC double glazed internal obscure glass windows.

**OUTSIDE FRONT AND SIDE**



To the front and side there are neatly laid lawn gardens, decorative stone, and resin bound gravelled pathways

with brick edging being enclosed by wooden picket fencing. External gas meter cupboard and contemporary lantern style light.

**SINGLE GARAGE**

5.23m x 2.39m (17'2" x 7'10")



With up and over garage door and side personal door to the garden.

**OUTSIDE REAR**



To the rear, the garden has been professionally landscaped and designed for ease of maintenance with composite decking enjoying French doors from the living room, resin bound gravelled areas, artificial lawn and raised borders with

wooden sleeper edging, Contemporary outside lantern style light, and outside water tap. The garden is fully enclosed by wooden fencing and brick walling with a side pedestrian gate.



**DIRECTIONS**

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. The property will then be observed on the right hand side at the corner with Castlecroft Road and Five Ashes Road.