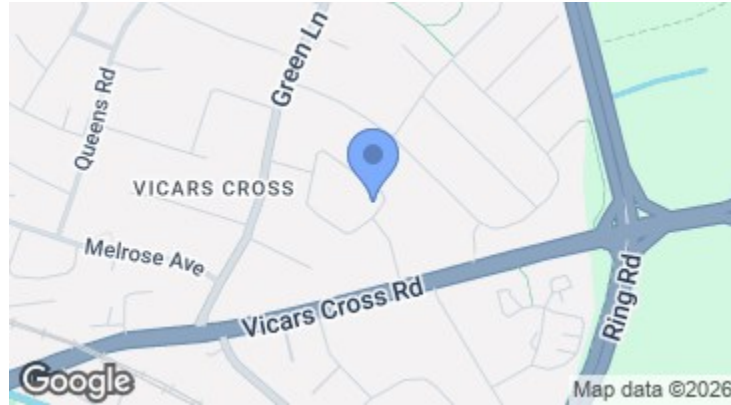





Energy Efficiency Rating

Environmental Impact (CO₂) Rating

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		59	82
<p>England and Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			



23 Shaftesbury Avenue **Price**
 Vicars Cross, Chester, **£382,000**
 CH3 5LQ

Price
£382,000

A family home with all the trimmings! Having been extended to both the side and rear elevation, this property offers an abundance of living space that can be used to suit the new owners needs. With immaculate presentation, high specification fittings, the question is how quickly can you move in? Perfectly positioned on a corner plot, there are an array of local amenities just a stone's throw from the property along with fantastic public transport links and motor way links. The garage has been rebuilt with the addition of a workshop to the side which could be further utilized as a home office if desired. The garden boasts a south facing aspect and has been fully landscaped so of is the perfect entertaining space. Internally there are three reception rooms along with an open plan kitchen/diner which is ideal for busy family life. This family home is a rare find so speed is recommended when enquiring.

**Family Room**

3.87 x 3.35 (12'8" x 10'11")

**Hallway**

4.08 x 1.90 (13'4" x 6'2")

The hallway is accessed via a PVC door with frosted glass windows surround. Staircase raising to the first floor with storage cupboard under. Internal doors leading to the living accommodation, ceiling light point, radiator, power points, oak flooring.

Lounge/Bedroom 4

4.16 x 3.07 (13'7" x 10'0")



Gas fire set within a granite surround/half, walk in PVC bay window to the front elevation, central ceiling light point, radiator, power points.

Kitchen/Dining Room

3.73 x 5.22 (12'2" x 17'1")



The kitchen is fitted with a vast arrangement of high gloss, white fronted wall and base units complete with grey worktops with matching upstand. The integrated appliances include a four ring induction hob with exposed extractor fan over double electric oven, microwave, dishwasher, washing machine, American style fridge/freezer, stainless steel inset sink with side drainer and mixer tap over. There is space for a large dining table. French doors lead out to the rear garden along with an additional external PVC door, PVC window, radiator, three ceiling light points, power points, ceramic tiled flooring.

**Landing**

2.71 x 0.93 (8'10" x 3'0")

Staircase rises to the first floor, internal doors lead to the three bedrooms and family bathroom, hatch for loft access, power points.

Bedroom One

4.08 x 2.69 (13'4" x 8'9")



Walk in PVC double glazed bay window to the front elevation. Built in wardrobe with both hanging and shelving concealed behind sliding mirror fronted doors, ceiling light point, wall mounted radiator, power points.

Bedroom Two

3.78 x 3.24 (12'4" x 10'7")



PVC double glaze window to the side elevation, ceiling light point, wall mounted radiator, power points, wood effect flooring.

Bedroom Three

2.33 x 1.94 (7'7" x 6'4")



PVC double glaze window to the front elevation, central ceiling light point, radiator, power points, wood effect flooring.

Shower Room

2.33 x 1.94 (7'7" x 6'4")



The family bathroom comprises of a three-piece white suite to include walk in double shower cubicle with wall mounted mixer shower, duel flush

WC, hand basin mounted in vanity units with storage under, fully tiled walls and flooring, recessed ceiling spotlights, chrome towel radiator, PVC frosted window to the rear elevation

Garden

The exterior of the property is fully enclosed with fencing and there is a driveway to the rear offering parking for two vehicles. The driveway leads to the detached garage. Pedestrian access can be found at the front, side and rear if the property. Both the front and the side of the property are laid to lawn with a paved walkway. The rear garden has a large paved seating which is perfect for entertaining and there are well stocked borders and a manageable lawn. Access to the workshop is also gained via the rear garden.

Garage

Electric up and over roller door, lighting and power points.

Workshop

Accessed via PVC door with a PVC window, lighting and power points. Potential to utilize as an office if desired.

Tenure

* Tenure - understood to be Freehold.

Purchasers should verify this through their solicitor.

Council tax band

* Council Tax Band C - Cheshire West and Chester.

Agents notes

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

Directions

From Chester City Centre proceed out in an easterly direction through The Bars at Boughton and at the traffic lights with the Boughton Health Centre continue straight across. Follow the road, and keeping in the left hand lane, continue onto the A51 Tarvin Road. At the traffic lights adjacent to the Shell petrol station turn left into Green Lane. Then take the second turning right into Shaftesbury Avenue.

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 payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Material information

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. 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.

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 - included for identification purposes only, not to scale.

PS/PMW