



Tarvin Road, Boughton

£270,000

EXCELLENT TWO BEDROOM MODERN HOME • HEART OF POPULAR BOUGHTON • GARDEN AND PARKING TO REAR • WELL APPOINTED THROUGHOUT • DOWNSTAIRS WC • WALKING DISTANCE TO CITY CENTRE • IDEAL FIRST TIME BUYER HOME • EARLY VIEWING ADVISED

A modern two bedroom terraced home within popular Boughton close to Chester's centre. Well appointed throughout and featuring a spacious lounge, fitted kitchen, rear garden, parking, and bright interiors. Ideal for first time buyers. Excellent local amenities.

Council Tax band: C

Tenure: Freehold



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Situated in the heart of the highly sought-after Boughton area, this excellent two bedroom modern terraced house presents an exceptional opportunity for first time buyers or those seeking a stylish, well appointed home within easy reach of Chester city centre. The property offers a thoughtfully designed layout, beginning with a welcoming entrance hallway that leads into a spacious and contemporary lounge, perfect for relaxing or entertaining guests. The modern kitchen features a range of quality fitted units and integrated appliances, complemented by ample dining space, making it ideal for both every-day living and hosting. A convenient downstairs WC adds to the practicality of the ground floor. Upstairs, there are two generously sized bedrooms, both finished to a high standard, offering comfortable and versatile accommodation suitable for a variety of needs. The main bathroom is presented in excellent order, with contemporary fittings and tasteful décor. The house benefits from an abundance of natural light throughout, creating a bright and inviting atmosphere in every room. Attention to detail is evident in the modern finishes and well maintained interiors, ensuring the property is ready to move into with minimal effort required. Additional advantages include allocated parking to the rear (providing ease and convenience for residents and visitors alike) and efficient double glazing and central heating systems for comfort all year round. The location is truly second to none, with Boughton's array of local amenities, shops, and cafes just a short stroll away, and the vibrant city centre within comfortable walking distance, offering an extensive selection of restaurants, bars, and cultural attractions. Public transport links are excellent, and there is easy access to major road networks, making commuting straightforward. This home is ideal for those looking to enjoy a modern lifestyle in a prime location, with all the benefits of a friendly and established community. Early viewing is strongly advised to appreciate the quality and appeal of this delightful property, as homes of this calibre in such a desirable area rarely remain available for long. Whether you are taking your first step onto the property ladder or seeking a conveniently located, low maintenance home, this superb two bedroom house is certain to impress.

Location

The property is set within the heart of popular Boughton. There are local shops and pubs within a short walk. Chester City Centre is within walking distance and the main road network is easily accessed via the A55.

LIVING ROOM

11' 10" x 10' 3" (3.61m x 3.12m)

KITCHEN

9' 11" x 13' 5" (3.03m x 4.10m)

DINING AREA

7' 11" x 9' 3" (2.41m x 2.83m)

CLOAKROOM/WC

BEDROOM 1

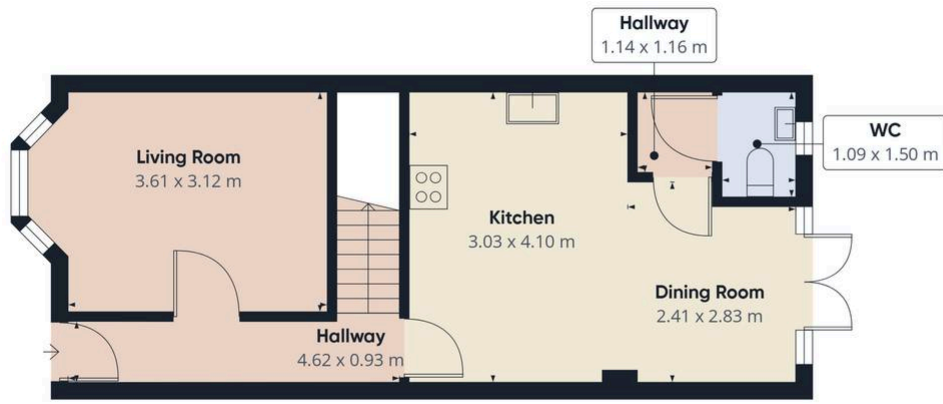
13' 7" x 8' 9" (4.14m x 2.66m)

BEDROOM 2

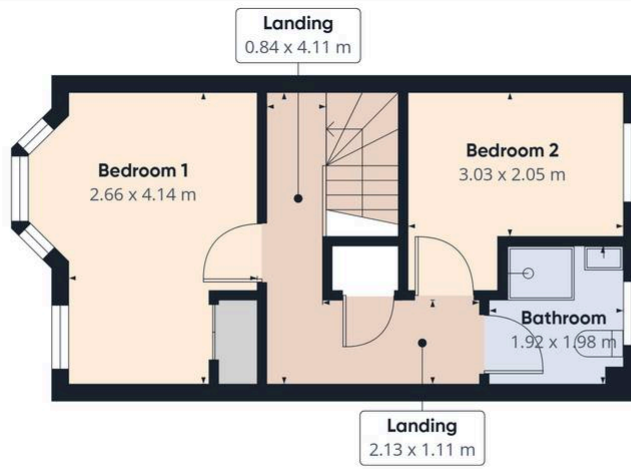
9' 11" x 6' 9" (3.03m x 2.05m)

BATHROOM

6' 6" x 6' 4" (1.98m x 1.92m)



Floor 0



Floor 1



Approximate total area⁽¹⁾
70 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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