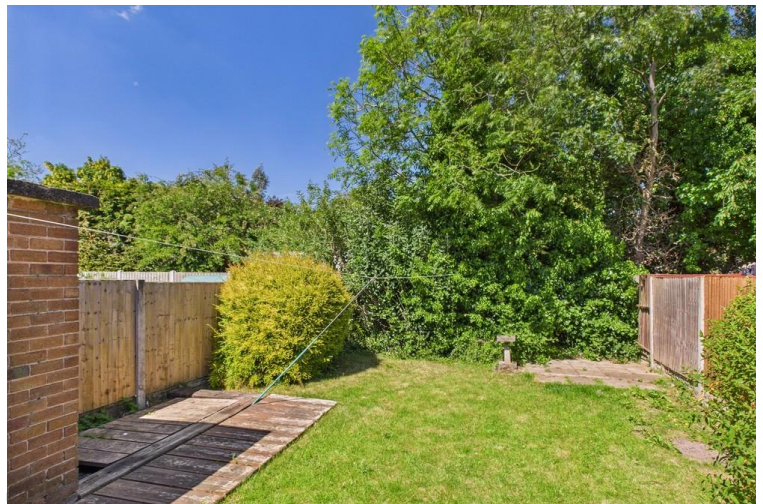


CHANGING HOME



Kent Road | Chester | CH2 1PY

£230,000

A spacious 3 bedroom end of terrace home located between Newton & Kingsway with a most attractive private rear garden.

Hall, living/dining, 3 bedrooms and bathroom. Gas central heating and UPVC double glazed. Internal viewing is a must. Ideal for a first time buyer or investor. NO ONWARD CHAIN

Property Description

LOCATION

The property is set within the well established and popular area inbetween Newton & Kingsway which is towards the north eastern side of the City. Local shops are within a short walk and access to the main road network is simple. The City Centre is well served by public transport and is a short drive away. Schools for all ages are also within a short walk.

HALL

5' 10" x 4' 1" (1.80m x 1.27m) Accessed via a timber front door with a radiator and wood effect laminate flooring. Staircase to first floor.

LIVING AREA

14' 1" x 12' 5" (4.30m x 3.81m) With UPVC double glazed window, gas fire, radiator and understairs storage cupboard housing a wall mounted combi-boiler.

DINING AREA

7' 4" x 7' 4" (2.26m x 2.24m) With radiator and UPVC double glazed French doors leading to the rear garden.

KITCHEN

9' 6" x 7' 4" (2.90m x 2.25m) With timber wall & floor base units, Indesit cooker with induction hob, extractor hood, washing machine & fridge/freezer. Tiled flooring, partly tiled walls & 1 1/2 stainless steel sink. UPVC window and single door leading to rear garden.

LANDING

6' 7" x 8' 1" (2.03m x 2.47m) With loft access and UPVC double glazed frosted side window.



BEDROOM ONE

10' 4" x 10' 5" (3.17m x 3.19m) With UPVC double glazed window and radiator.

BEDROOM TWO

10' 5" x 9' 8" (3.20m x 2.95m) With UPVC double glazed window and radiator.

BEDROOM THREE

6' 7" x 6' 2" (2.02m x 1.90m) With UPVC double glazed window and radiator.

BATHROOM

6' 8" x 5' 6" (2.04m x 1.68m) With modern white suite comprising of W/C, wash hand basin and panelled bath. Mains powered shower, extractor fan, mirrored wall unit, heated towel rail, vinyl flooring and UPVC frosted double glazed window.

GARDEN

To the front of the property is lawn and pathway leading to the front door and side timber gate. To the rear is large private garden with slate chipped area, lawn and patio. Also there are two brick outbuilding ideal for storage.





Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements