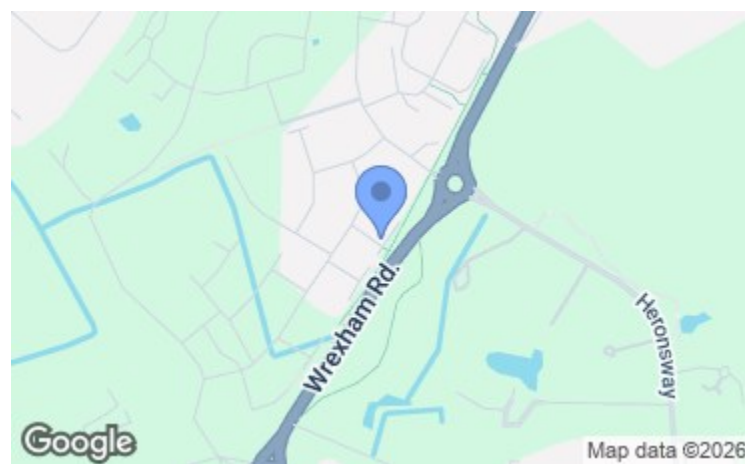


Total area: approx. 101.4 sq. metres (1091.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



**3 Villa Close**  
Chester,  
CH4 7GG

**Price**  
**£400,000**

\* PRESTIGIOUS KINGS MOAT GARDEN VILLAGE DEVELOPMENT BY REDROW HOMES \* IDEAL FAMILY HOME. An attractive three bedroom detached house forming part of a new development with excellent links to Chester city centre, the Chester Business Park and A55 Expressway. The accommodation briefly comprises: entrance hall, downstairs WC, living room, open-plan kitchen/dining area fitted with an extensive range of units and enjoying French doors to the garden, useful utility room, landing, principal bedroom with fitted wardrobes and en-suite shower room, two further good sized bedrooms and a well appointed family bathroom. The property benefits from UPVC double glazed windows, gas central heating, two electric car charging points and an intruder alarm. Externally there is a delightful lawned garden with shrubbery and a flagged patio being enclosed by high brick walling and wooden fencing. The garden enjoys a good degree of privacy. There is also a long tarmac driveway leading to a larger than average single garage with an up and over door, power and light. ENERGY PERFORMANCE RATING B (84)

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.



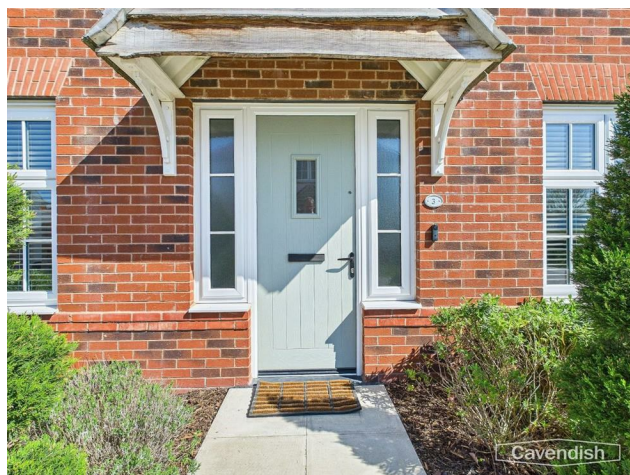
**LOCATION**

The property forms part of the very popular Kings Moat Garden Village development located off the Wrexham Road towards the southern edge of Chester. The development is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

**REDROW - THE AMBERLEY**

The Amberley:

Spacious, beautifully balanced and boasting a classic design, it's no wonder The Amberley is such a sought-after home. This is the perfect family home, complete with a large open-plan kitchen area, utility room, spacious living room and three double bedrooms. Every element of The Amberley has been planned to keep family life simple. Let natural light in through the patio doors leading onto the garden, tidy laundry away into the utility, and enjoy plenty of storage space throughout.

**THE ACCOMMODATION COMPRISES:****CANOPY PORCH**

Composite double glazed entrance door with UPVC double glazed side windows to the entrance hall.

**ENTRANCE HALL**

2.16m x 2.11m (7'1" x 6'11")



Ceiling light point, double radiator, digital thermostatic heating controls, burglar alarm control pad, and spindled staircase to the first floor. Doors to living room, dining/kitchen and downstairs WC.

**DOWNSTAIRS WC**

1.68m x 1.09m (5'6" x 3'7")



White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, two recessed LED ceiling spotlights, extractor and Amtico flooring.

**DRIVEWAY**

To the rear there is a tarmac driveway leading to a larger than average single garage. External gas and electric meter cupboards, and two 7.5kw electric car charging points.

**GARAGE**

6.07m x 3.20m (19'11" x 10'6")



Larger than average single garage with up and over garage door, power and light.

**DIRECTIONS**

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Then take the first turning left into Legend Street and then left again into Fortis Way. Follow Fortis Way and take the first turning left into Villa Close, the property will then be found on the left hand side.

**TENURE**

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

**COUNCIL TAX**

\* Council Tax Band E - Cheshire West and Chester County Council.

**AGENT'S NOTES**

- \* Services - we understand that mains gas, water, electricity and drainage are connected.
- \* The property is on a water meter.
- \* There is a management fee payable for the development of £232 per annum (2025), payable in two instalments of £116 in January and July.
- \* The property is protected by a burglar alarm.
- \* There is a smart meter for the gas and electric provided by Octopus Energy.
- \* There are two 7.5kw car charging points.
- \* The property is the Amberley design by Redrow Homes and was purchased new in 2021. There is the balance of the 10 year NHBC remaining.
- \* The property is on a water meter.

**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 £30.00 per person 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.

**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 - included for identification purposes only, not to scale.

PS/PMW

**FAMILY BATHROOM**

2.21m x 1.96m (7'3" x 6'5")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted shower over and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and fitted wall mirror. Wall tiling to bath and shower area, three recessed LED ceiling spotlights, extractor, tiled floor, chrome ladder style towel radiator, electric shaver point, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT & SIDE**



To the front and side there are well stocked barked shrub borders with a flagged pathway to the porch.

**GARDEN**



The garden is of a generous size and laid mainly to lawn with a flagged patio area and barked shrub borders being enclosed by a high brick wall and wooden fencing. Outside water tap, and contemporary outside lighting.



**LIVING ROOM**

5.74m x 3.28m (18'10" x 10'9")



Two UPVC double glazed windows, two ceiling light points, two single radiators with thermostats, and television and satellite aerial points.



**DINING KITCHEN**

5.72m x 3.25m (18'9" x 10'8")



**KITCHEN**



Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops incorporating a breakfast bar area with matching upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring AEG gas hob with stainless steel splashback, extractor above and built-in AEG electric double oven and grill. Integrated fridge/freezer and dishwasher, under-cupboard spotlighting, recessed LED ceiling spotlights, Amtico flooring, single radiator with thermostat, and UPVC double glazed window overlooking the garden. Door to the utility room.

**DINING AREA**



UPVC double glazed window overlooking the front, single radiator with thermostat, recessed LED ceiling spotlights, Amtico flooring, TV aerial point, space for dining table and chairs, and UPVC double glazed French doors with full height double glazed side windows to the garden,



Cavendish

**UTILITY ROOM**

2.16m x 1.73m (71" x 58")



Cavendish

Matching base unit with laminated wood effect worktop with matching upstand and inset single bowl stainless steel sink unit and drainer with mixer tap. Plumbing and space for washing machine, space for tumble dryer, Amtico flooring, two recessed LED ceiling spotlights, extractor, single radiator with thermostat, useful built-in understairs storage cupboard, and composite double glazed door to outside.

**LANDING**



Cavendish

UPVC double glazed windows, single radiator, spindled balustrade with wooden handrail, mains connected smoke alarm, two ceiling light points, access to loft space, and built-in over stairs cupboard housing an Ideal Logic Combi condensing gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

**BEDROOM ONE**

3.30m x 3.00m to front of wardrobe (10'10" x 9'10" to front of wardrobe)



Cavendish

UPVC double glazed window overlooking the front, ceiling light point, single radiator, and full height fitted double wardrobe with two sliding doors having hanging space and shelving. Door to en-suite shower room.



Cavendish

**EN-SUITE SHOWER ROOM**

2.16m x 1.98m overall (71" x 6'6" overall)



Cavendish

Modern white suite with chrome style fittings comprising: large tiled shower enclosure with wall mounted mixer shower, glazed shower screen and sliding glazed door; wall mounted wash hand basin with mixer tap and fitted mirror; and low level dual-flush WC, four recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, electric shaver point, tiled floor, and UPVC double glazed window with obscured glass and tiled windowsill.

**BEDROOM TWO**

3.02m x 2.62m to front of wardrobe (9'11" x 8'7" to front of wardrobe)



Cavendish

UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and full height fitted triple wardrobe with hanging space and shelving.

**BEDROOM THREE**

3.33m x 2.62m (10'11" x 8'7")



Cavendish

UPVC double glazed window, ceiling light point, and single radiator with thermostat.