

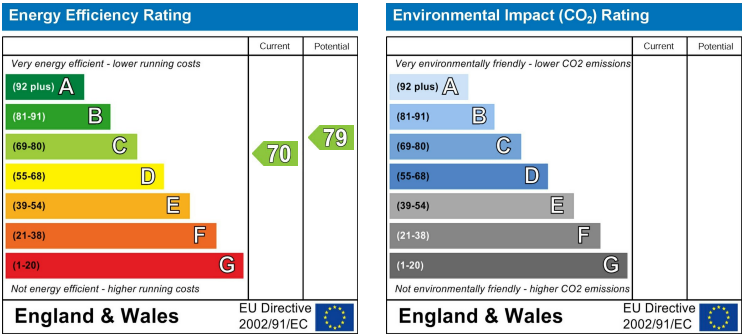
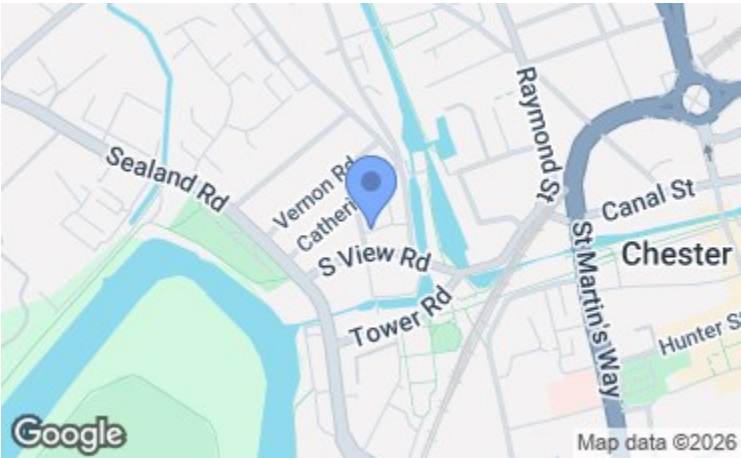
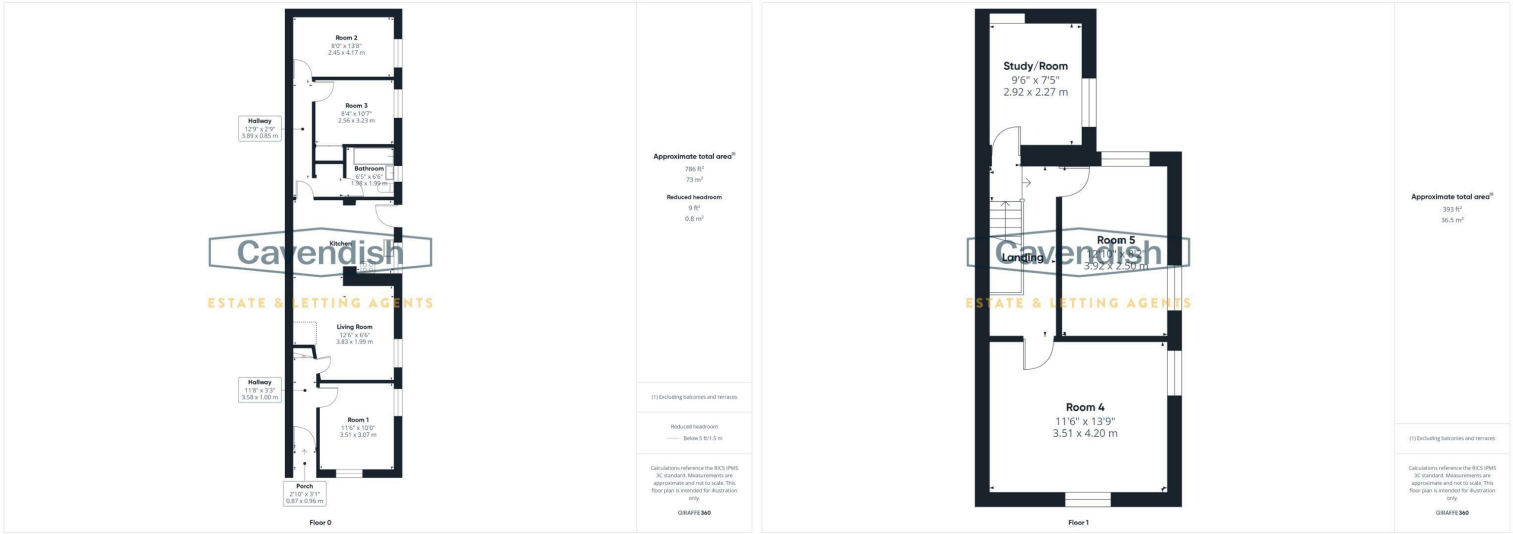
2 Charlotte Street, Chester, CH1 4JN

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Charlotte Street

Chester,
CH1 4JN

Price
£290,000

* IDEAL INVESTMENT PROPERTY OR FAMILY HOME * CLOSE TO CANAL BASIN, UNIVERSITY & CITY CENTRE * FIVE LETTING ROOMS. A large semi-detached house located in a convenient position off South View Road, within walking distance of the University of Chester, the Shropshire Union Canal and Chester city centre. The accommodation briefly comprises: entrance hall, living room, kitchen, room one, inner hall, room two, room three, bathroom, landing, room four, room five and study/room. The property benefits from UPVC double glazed windows and has gas-fired central heating. To the rear there is a paved garden area. The property is currently vacant and is for sale with no onward chain. The flat roof to the rear was replaced in 2026.

LOCATION

The property is ideally situated close to local amenities, the City Centre and the Greyhound Retail Park which offer a wide variety of shopping facilities, health and fitness centres, tennis club, golf clubs, museums and parks. Chester University is within easy walking distance. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

THE ACCOMMODATION COMPRISES:

PORCH

With quarry tiled floor, and UPVC double glazed entrance door with window light above to the entrance hall.

ENTRANCE HALL

Single radiator with thermostat, ceiling light point, smoke alarm, telephone point, and staircase to the first floor. Doors to the living room and room one.

LIVING ROOM

4.19m x 3.84m (13'9" x 12'7")



UPVC double glazed window to side, ceiling light point, smoke alarm, double radiator with thermostat, and TV aerial point. Open-plan to the kitchen.



KITCHEN

4.19m x 3.02m (13'9" x 9'11")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Space for electric cooker, two ceiling light points, mains connected heat alarm, wall mounted Worcester Greenstar combination gas fired central heating boiler, UPVC double glazed window to side, and UPVC double glazed door to outside. Door to rear hall.

***ANTI MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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 - REFERRALS**

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

ROOM ONE

3.53m x 3.07m (11'7" x 10'1")



UPVC double glazed window overlooking the front and UPVC double glazed window to side, ceiling light point, smoke alarm, double radiator, cupboard housing the gas meter.

REAR HALLWAY

Ceiling light point, single radiator with thermostat, and built-in open cupboard with hanging rail and shelf. Doors to room two, room three and bathroom.

ROOM TWO

4.19m x 2.46m (13'9" x 8'1")



UPVC double glazed window to side, ceiling light point, double radiator with thermostat, and smoke alarm.

ROOM THREE

3.23m x 2.57m (10'7" x 8'5")



UPVC double glazed window to side, ceiling light point, double radiator, smoke alarm, and built-in double wardrobe with storage cupboard above.

BATHROOM

1.98m x 1.96m (6'6" x 6'5")



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level dual flush WC. Fully tiled walls, tiled floor, single radiator, ceiling light point, extractor, UPVC double glazed window with obscured glass.

LANDING

3.96m x 1.73m (13' x 5'8")

Spindled balustrade, ceiling light point, smoke alarm, and access to loft space. Doors to room four, room five and study/room.

ROOM FOUR

4.22m x 3.51m (13'10" x 11'6")



Two UPVC double glazed windows overlooking the front and side, ceiling light point, smoke alarm, and double radiator with thermostat.

ROOM FIVE

3.96m x 2.46m (13' x 8'1")



Two UPVC double glazed windows overlooking the rear and side, ceiling light point, smoke alarm, and double radiator with thermostat.

STUDY/ROOM

2.95m x 2.26m (9'8" x 7'5")



UPVC double glazed window to side, ceiling light point, smoke alarm, and double radiator with thermostat.

OUTSIDE



On street parking is available along Charlotte Street. To the side there is a shared pathway and to the rear there is a raised flagged patio and garden enclosed by wooden fencing, a brick wall and metal railings. External gas meter cupboard and outside lighting to side.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street. Then take the turning right after Tower Road into South View Road and the first left into Charlotte Street. The property will be found after a short distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester County Council.

AGENT'S NOTES

- * Services - We understand that mains gas, electricity, water and drainage are connected.
- * The property has been successfully let to students for over 20 years, but due to the ill health of the owner, the property has not been let for the last 3 years and the owner has now decided to sell the property. Previous HMO license for letting of five rooms.
- * The flat roof to the rear was replaced in 2026.