

# CHANGING HOME



30 Fraser Court | Handbridge | Chester | CH4 7DL

£340,000

A neat and very spacious modern 3 bedroom mews home in the heart of popular Handbridge. The property has an integral garage which allows potential to convert to living space subject to consents. Gardens to front and rear and ample parking. The first floor also has a small but useful office.

## Property Description

### LOCATION

The property is set within a cul-de-sac in the very heart of ever popular Handbridge on sought after Fraser Court very close to an array of high quality shops, cafes and public houses. A short walk away across the Old Dee Bridge into the walls of Chester City Centre. River Dee. The Meadows are also close at hand. Access to Chester Business Park is simple.

### HALL

Accessed via a UPVC front door and with a downstairs cupboard, radiator and wood effect laminate floor.

### LOUNGE/DINER

19' 8" x 10' 10" (5.99m x 3.3m) With contemporary electric fire, radiator and wood effect laminate floor. UPVC double glazed patio and UPVC double glazed window to the rear.

### KITCHEN/BREAKFAST ROOM

7' 2" x 14' 7" (2.18m x 4.44m) With a range of fitted floor and wall units. Stainless steel sink unit, gas hob and oven. Integral fridge/freezer and space for a washing machine. Partly tiled walls, spotlights and UPVC double glazed window.

### BEDROOM 1

11' 0" x 11' 2" (3.35m x 3.4m) With a range of fitted wardrobes. Radiator and UPVC double glazed window.

### BEDROOM 2

12' 0" x 8' 5" (3.66m x 2.57m) Radiator and UPVC double glazed window.

### BEDROOM 3

10' 11" x 8' 1" (3.33m x 2.46m) Radiator and UPVC double glazed window.

### BATHROOM

8' 1" x 7' 4" (2.46m x 2.24m) with a white suite of a WC, wash hand basin, paneled bath and tiled shower cubicle. heated towel rail and frosted UPVC double glazed window.

### OFFICE

5' 10" x 4' 3" (1.78m x 1.3m) With spotlights.

### GARAGE

16' 3" x 8' 3" (4.95m x 2.51m) With an up and over door, power and light. Window to the side.





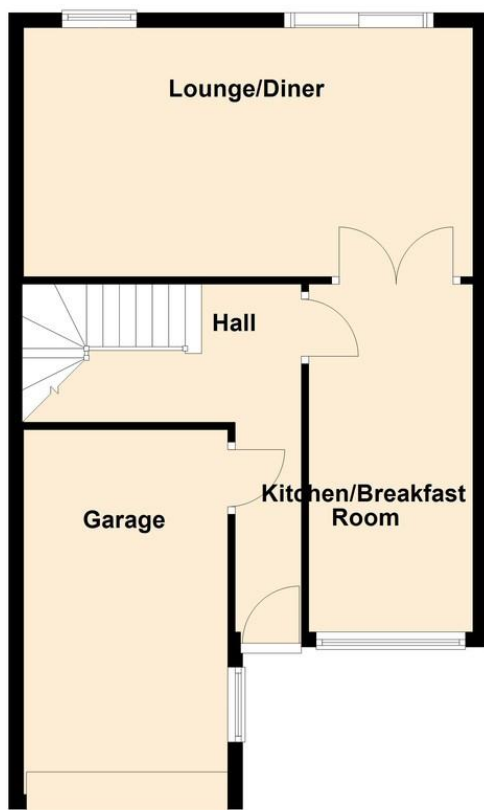
## OUTSIDE

To the front is a tarmac drive providing parking for 2 cars and leading to the garage. Also a lawn.

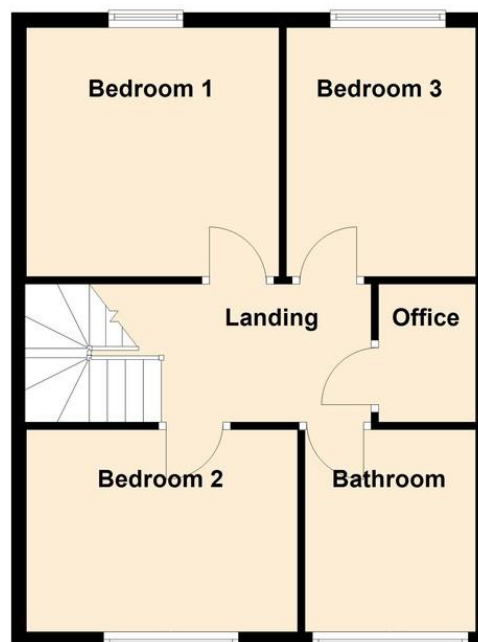
The rear garden has a decked area and artificial lawn.



Ground Floor



First Floor



## Tenure

Freehold

## Council Tax Band

C

## 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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