





Marjory Close, Chester CH4 7LB

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welcome to

Marjory Close, Chester

A modern and well-presented three-bedroom semi-detached house situated off Lache Lane in Chester. Offered for sale on a 65% shared ownership basis, this attractive property provides spacious and contemporary accommodation, making it an ideal choice for first-time buyers, couples or families.













Property Description
The ground floor features a welcoming open-plan living, dining and kitchen space, creating a bright and sociable area for everyday living and entertaining. The fitted kitchen offers a practical and modern layout, while a convenient ground-floor WC adds further functionality.To the first floor, the property offers two double bedrooms and one single bedroom, providing flexible accommodation for family members, guests or those working from home. The floor is completed by a modern family bathroom.

Externally, the property benefits from off-road parking for a couple of cars, along with a good-sized garden offering space for outdoor seating, children's play equipment or gardening.The property is modern throughout and ready for the new owner to move into.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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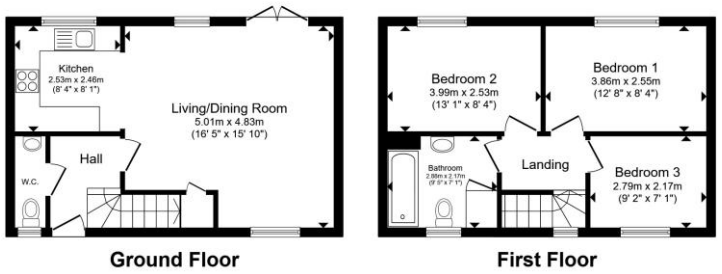
Marjory Close, Chester

- SHARED OWNERSHIP WITH OPTION TO STARICASE
- NO ONWARD CHAIN
- FANTASTIC LOCATION
- READY TO MOVE INTO!
- THREE BEDROOMS

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 3552.12

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 73.8 m² (794 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£195,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CHS119721 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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