



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Potential               |
| (92 plus) A                                 | 83                      |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Potential               |
| (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 |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |



**2 Robins Court**  
Broughton, Chester,  
CH4 0TQ

**Price**  
**£220,000**

\* TOWNHOUSE STYLE PROPERTY \* PARKING FOR TWO CARS \* NO ONWARD CHAIN. An attractive three bedroom townhouse forming part of a popular development conveniently situated close to the village of Broughton and the Broughton Retail Park. The accommodation briefly comprises: canopy porch, entrance hall, living room with window overlooking the front, dining kitchen with integrated cooking appliances and French doors to the rear garden, useful utility and downstairs WC, landing with built-in over stairs storage cupboard, three bedrooms and bathroom with shower bath. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a small lawned garden at the front with a flagged pathway. To the rear there is a lawned garden and flagged patio being enclosed by wooden fencing. There are also two allocated parking spaces. There is no onward chain involved in the sale of this property.

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 development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. The Hawarden Golf Club is nearby and sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

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

Composite double glazed entrance door to the entrance hall.

**ENTRANCE HALL**

Ceiling light point, electrical consumer board, single radiator with thermostat, telephone master socket, mains connected smoke alarm and spindled staircase to the first floor with wooden handrail. Door to living room.

**LIVING ROOM**

4.14m x 3.66m (13'7" x 12')



uPVC double glazed window overlooking the front with fitted blind, two single radiators, television aerial point, digital thermostatic heating controls and built-in understairs storage cupboard with double power point. Door to dining kitchen.

**DINING KITCHEN**

3.66m x 2.97m (12' x 9'9")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood-effect worktops and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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/SLC

with mixer tap. Fitted four-ring Hotpoint ceramic hob with stainless steel splashback and Hotpoint extractor above. Built-in Bosch electric fan-assisted oven and grill. Space for tall fridge/freezer, recessed LED ceiling spotlights, single radiator with thermostat, vinyl tile-effect flooring and uPVC double glazed French doors to the rear garden with double glazed windows either side. Opening to Utility.

**UTILITY ROOM**

1.52m x 0.99m (5' x 3'3")



Fitted laminate wood-effect worktop with storage cupboard beneath and plumbing and space for washing machine, wall cupboard, Potterton Promax Ultra condensing gas fired central heating boiler, ceiling light point, extractor and vinyl tile-effect flooring. Door to downstairs WC.

**DOWNSTAIRS WC**

1.52m x 0.99m (5' x 3'3")



White suite comprising: low-level dual flush W; and wall mounted wash hand basin with tiled splashback. Single radiator with thermostat, ceiling light point, extractor and vinyl tile-effect flooring.

**LANDING**

With spindled balustrade and wooden handrail, mains connected smoke alarm, ceiling light point, access to loft space and built-in over stairs storage cupboard. Doors to bedroom 1, bedroom 2, bedroom 3 and family bathroom.

**BEDROOM 1**

3.40m plus recess x 2.54m (11'2" plus recess x 8'4")



uPVC double glazed window with fitted blind overlooking the rear, single radiator, telephone point, TV aerial point, ceiling light point and digital thermostatic heating controls.

**BEDROOM 2**

3.02m plus recess x 2.54m (9'11" plus recess x 8'4")



uPVC double glazed window to front with fitted blind, ceiling light point and single radiator with thermostat.

**BEDROOM 3**

2.31m x 2.11m (7'7" x 6'11")



uPVC double glazed window overlooking the rear, ceiling light point and single radiator.

**FAMILY BATHROOM**

2.11mx 1.70m (6'11"x 5'7")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap shower attachment and glazed shower screen; low-level dual-flush WC; and pedestal wash hand basin with tiled splashback and fitted wall mirror. Electric shaver point, ceiling light point, extractor, single radiator with thermostat, vinyl stone tile-effect flooring and uPVC double glazed window with obscure glass.

**OUTSIDE FRONT**

To the front there is an easy to maintain lawned garden with flagged pathway to the porch. External gas and electric meter cupboards.

**TWO PARKING SPACES**



To the rear there are two allocated car parking spaces.

**OUTSIDE REAR**



To the rear there is a flagged patio and lawned garden with timber built garden shed being enclosed by wooden fencing. Outside water tap.



**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout proceed straight across and take the next turning left into Messham Close. Follow Messham Close and at the small crossroads with Long Road turn left into Robins Court. The property will then be observed on the right-hand side.

**TENURE**

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

**COUNCIL TAX**

\* Flintshire County Council - Tax Band D.

**AGENT'S NOTES**

- \* Services - we understand that mains gas, electricity water and drainage are connected.
- \* The property is on a water meter.
- \* We are advised that there is a service charge for the development which was approximately £165 in 2025.