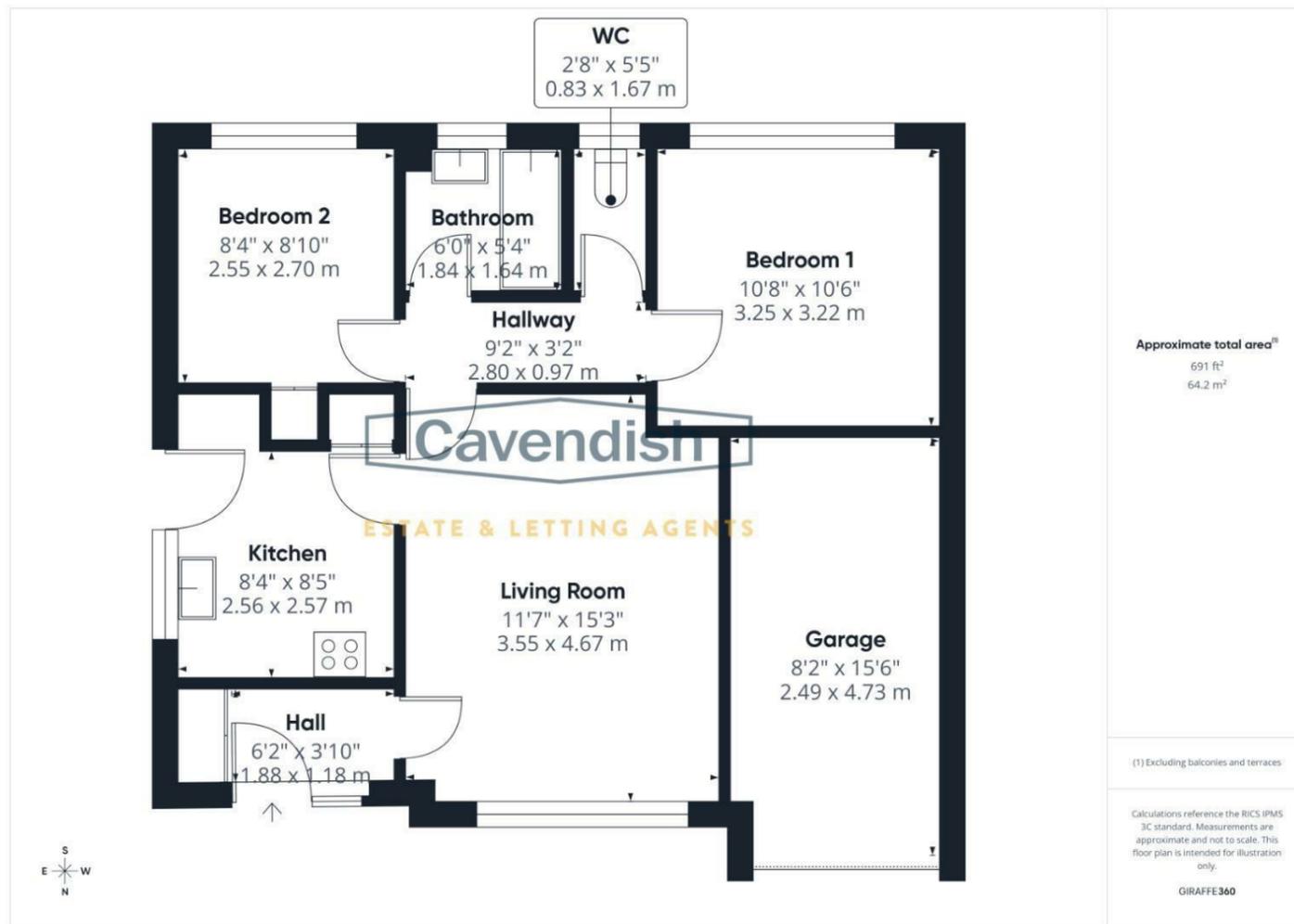


14 Rushfield Road, Westminster Park, Chester, CH4 7RE



Cavendish
ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

14 Rushfield Road
Westminster Park, Chester,
CH4 7RE

Price
£295,000

* TWO BEDROOM DETACHED BUNGALOW * NO ONWARD CHAIN. A two bedroom detached bungalow conveniently situated within Westminster Park close to a parade of local shops and within easy reach of Chester city centre. The accommodation, which has recently been redecorated and with new flooring throughout, briefly comprises: entrance hallway with built-in storage cupboard, living room with window overlooking the front, fitted kitchen with integrated cooking appliances, inner hallway, two bedrooms, bathroom and separate WC. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a combination condensing gas boiler. Externally, there is a lawned garden at the front with shrubbery and a tarmac driveway leading to a single garage. To the rear there is a lawned garden with shrub borders, flagged patio and pathways, being enclosed by wooden fencing. There is no onward chain involved in the sale of this property.



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LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

1.91m x 1.19m (6'3" x 3'11")



UPVC double glazed entrance door with UPVC double glazed side panel, built-in cloaks cupboard with hanging rail and shelf and storage cupboard above, ceiling light point, and vinyl flooring. Door to living room.

LIVING ROOM

4.72m x 3.56m (15'6" x 11'8")



UPVC double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and TV aerial point. Doors to the kitchen and inner hall.

KITCHEN

2.57m plus recess x 2.54m (8'5" plus recess x 8'4")



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 chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring Bosch gas hob with extractor above and built-in electric Bosch fan assisted oven and grill.

Plumbing and space for washing machine, ceiling light point, double radiator with thermostat, vinyl flooring, built-in cupboard housing a Glow-worm Flexicom 30CX combination condensing gas fired central heating boiler, UPVC double glazed window to side, and UPVC double glazed door to outside.

INNER HALL

Access to loft space, ceiling loft space, and smoke alarm. Doors to bedroom one, bedroom two, bathroom and separate WC.

BEDROOM ONE

3.30m x 3.25m (10'10" x 10'8")



Ceiling light point, double radiator with thermostat, and UPVC double glazed window overlooking the rear.

BEDROOM TWO

2.72m x 2.57m (8'11" x 8'5")



Built-in cupboard, ceiling light point, double radiator with thermostat, and UPVC double glazed window overlooking the rear.

BATHROOM

1.83m x 1.65m (6' x 5'5")



Panelled bath with Gainsborough electric shower over, shower curtain and rail, pedestal wash hand basin, ceiling light point, double radiator with thermostat, UPVC double glazed window with obscured glass, and vinyl flooring.

SEPARATE WC

1.68m x 0.84m (5'6" x 2'9")



Low level WC, ceiling light point, UPVC double glazed window with obscured glass, and vinyl flooring.

OUTSIDE FRONT



To the front there is a lawned garden with shrubbery and tarmac driveway leading to a single garage. A gated pathway at the side provides access to the rear garden.

GARAGE

4.70m x 2.41m max (15'5" x 7'11" max)

Up and over garage door, electrical consumer unit, electric meter, gas meter, and wall light point.

OUTSIDE REAR



To the rear there is a lawned garden and shrubbery with a flagged patio and pathways being enclosed by wooden fencing.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. Then take the first turning left into Rushfield Road. Follow Rushfield Road and the property will be found after some distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* There is a smart meter for the gas and electric provided by Eon.

*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.

*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.

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW