



12 STEELE STREET, CHESTER

£1,600 pcm + security deposit

- HEART OF CITY CENTRE
- PERIOD FEATURES
- WELL PRESENTED

- 3 BEDROOMS
- PARQUET FLOORING
- GCH



## Immaculately Presented Three Double Bedroom Victorian Terrace - Prime City Centre Location (Furnished or Unfurnished)

An exceptionally well-presented three double bedroom Victorian terrace, fully refurbished to a high standard and ideally situated in a prime City Centre location. The property offers a superb blend of period character and contemporary finishes throughout.

The accommodation comprises a spacious lounge/diner featuring attractive parquet wooden flooring, a modern fitted kitchen, and three well-proportioned double bedrooms, two of which benefit from stylish wall panelling. The family bathroom is finished to a high specification and includes both a separate bath and a corner shower. Externally, the property enjoys a private, enclosed rear courtyard providing a low-maintenance outdoor space, on street parking with residents' parking scheme. An unadopted road to the rear offers convenient access onto Lower Bridge Street, further enhancing the practicality of this central position. Available furnished or unfurnished, this high-quality home offers outstanding presentation, generous accommodation, and excellent proximity to the City Centre. Early viewing is strongly recommended.

Early viewing is highly recommended.

A holding deposit equivalent to one week's rent is required to secure the property whilst reference and credit checks are undertaken. The holding deposit will be non-refundable if the applicant does not meet the referencing criteria or withdraws from the application. The holding deposit will be refunded in full should the landlord decide not to proceed with the tenancy.





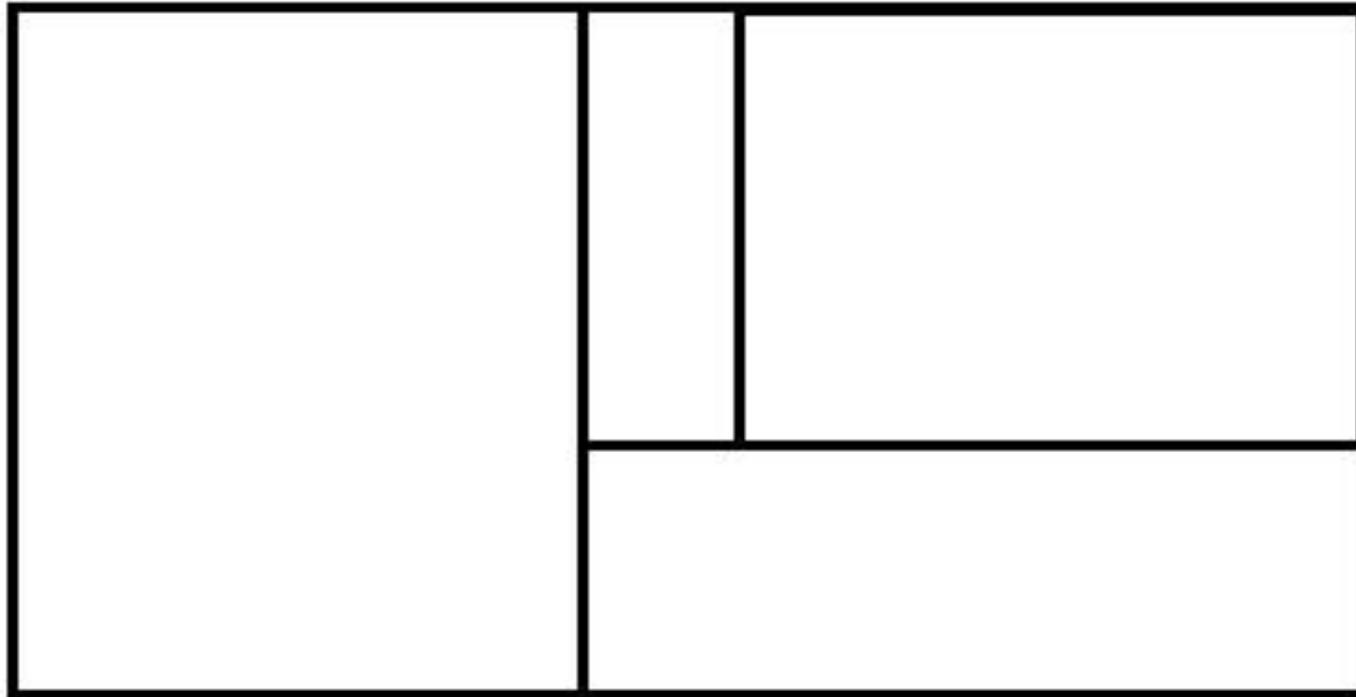
**Ashton Grosvenor**

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01244 318115





# Waiting for Floorplan

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Ashton & Grosvenor cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

**COUNCIL TAX**

Band

**LOCAL AUTHORITY**  
Cheshire West and Chester

**TENURE**

**SERVICE CHARGE (PA)**

**GROUND RENT**

**EPC**

Certificate Number : 4800-8408-0722-1124-3323

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4800-8408-0722-1124-3323>

## OFFICE CONTACT INFO

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