

Ground Floor Flat, 39 Victoria Road
Chester,
CH2 2AX

Price
£195,000

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.

* GROUND FLOOR FLAT WITH A LONG FRONT GARDEN & A RANGE OF OUTBUILDINGS TO THE REAR
* A two bedroom ground floor flat set back from Victoria Road with a long lawned garden at the front, a walled courtyard at the rear and a useful range of outbuildings. Victoria Road is conveniently situated close to the Northgate Arena leisure centre and within easy walking distance of Northgate Street and the city centre. The accommodation briefly comprises: entrance hallway, living room, modern fitted kitchen, utility room, two bedrooms and bathroom. The flat benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a long lawned garden at the front with mature shrubs and trees and a shared pathway to the entrance door. To the rear there is a walled courtyard area with access to a range of dilapidated outbuildings incorporating a garage, two store rooms and separate WC. There is no onward chain involved in the sale of this property.



LOCATION



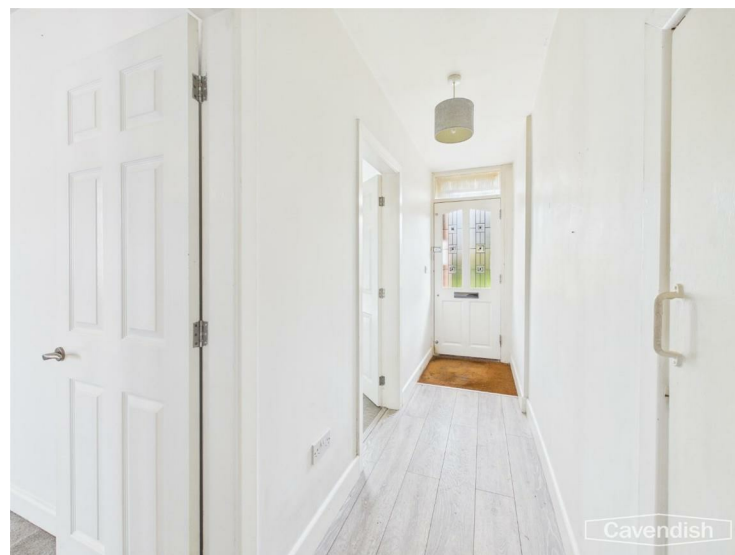
The location is within a short distance of Chester City Centre with its excellent shopping and leisure facilities. The Northgate Arena Leisure centre and University of Chester are also close by. Easy access is available to the neighbouring centres via the ring road which leads to the M53 and the motorway network together with the A55 North Wales Trunk Road. The property is approximately ten minutes walk from Chester's main railway station and there is a convenient rail link to Liverpool from the nearby Bache station.

THE ACCOMMODATION COMPRISES:

PORCH

Outside light, and wooden panelled entrance door with leaded glazed inserts to the entrance hall.

ENTRANCE HALL



Ceiling light point, mains connected smoke alarm, mat well, laminate wood effect flooring, and built-in cupboard housing the electric meter, electrical consumer unit and gas meter. Doors to the kitchen, living room and bedroom 2.

LIVING ROOM

3.91m x 3.71m (12'10" x 12'2")



UPVC double glazed window overlooking the front, ceiling light point, and double radiator.

TENURE

* Tenure - Freehold, purchaser should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band TBC - Cheshire West & Chester Council

AGENT'S NOTES

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

* The electrical installation was last inspected on 25/11/2025. The recommended date of next inspection is 25/11/2030. A copy of the electrical installation condition report is available from the office.

* A landlord/homeowner gas safety record was completed 4/12/25. A copy of the record is available from the office.

* The property is located in the Liverpool Road (Chester) Conservation Area.

*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

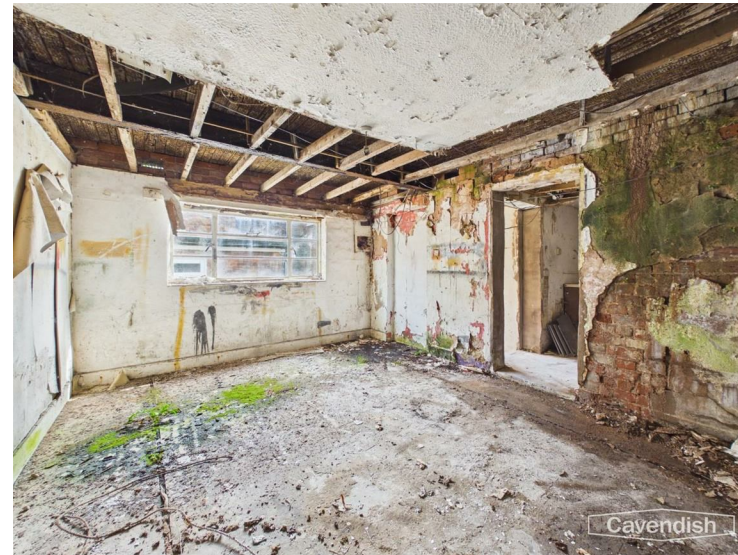
By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

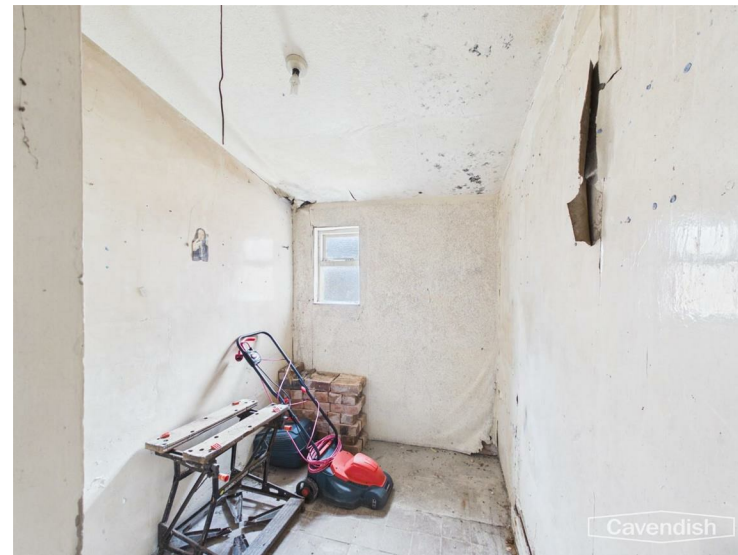


GARAGE
4.95m x 3.68m (16'3" x 12'1")



Double opening wooden doors and window.

STORE ROOM
2.26m x 1.83m (7'5" x 6')



Single glazed window with obscured glass, and tiled floor.

DIRECTIONS

From the centre of Chester proceed out of the City along the inner ring road to the Fountains roundabout and continue straight on into St Oswald's Way. After a short distance take the turning left into Victoria Road, passing the Northgate Arena Leisure Centre. The property will then be observed after some distance on the left hand side.

KITCHEN



Fitted with a range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Space for electric cooker with extractor above, recess with space for tall fridge/freezer, recessed LED ceiling spotlights, laminate wood effect strip flooring, mains connected heat alarm, tall cupboard housing a Baxi 600 combination condensing gas fired central heating boiler. UPVC double glazed window, and UPVC double glazed French doors to outside, Opening to inner hall and door to utility room.



UTILITY ROOM
2.84m x 1.40m (9'4" x 4'7")



Worktop with plumbing and space for washing machine beneath, tiled floor, ceiling light point, double radiator with thermostat, and UPVC double glazed window with obscured glass. Door to bathroom.

INNER HALL
3.23m x 0.81m (10'7" x 2'8")

Fitted double base unit, recessed ceiling spotlights, single radiator with thermostat, and laminate wood strip flooring. Door to bedroom one.

HALL

Door to the rear courtyard. Openings to the WC and Utility.

WC

With a high flush WC and window.

UTILITY

3.61m x 2.57m (11'10" x 8'5")



Sink unit, and tiled floor. Opening to store room and garage.

BEDROOM ONE
3.53m x 3.53m (11'7" x 11'7")



UPVC windows overlooking the front and rear, double radiator with thermostat, ceiling light point, and fitted wardrobe with two sliding doors.

BEDROOM TWO
3.68m x 3.15m plus door recess (12'1" x 10'4" plus door recess)



UPVC double glazed French door with double glazed windows at each side to outside, ceiling light point, and double radiator.

BATHROOM
2.82m x 1.24m (9'3" x 4'1")



White suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower; low level dual-flush WC; and pedestal wash hand basin. Fully tiled walls, fitted wall mirror, extractor, three recessed ceiling spotlights, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE



To the front there is a long lawned garden enclosed by hedging and brick walling with mature shrubs and trees. A gated pathway extends to the front door. Integral store.



INTEGRAL STORE
1.93m x 0.89m (6'4" x 2'11")
With light point, and tiled floor.

OUTSIDE REAR



To the rear there is a large concreted courtyard enclosed by walling. There is also access to a range of outbuildings incorporating a garage, utility, store, hall and WC.



OUTBUILDINGS TO REAR

