

Town&Country

Estate & Letting Agents

Tarvin Road, Boughton

Offers In Excess Of £250,000



Located within walking distance of Chester City centre with a rear courtyard opening onto the picturesque Shropshire union Canal. This well presented, spacious three double bed roomed, two bathroom, double fronted terraced home offers larger than average accommodation, which is walking distance to the centre of Chester all that it has to offer.

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DESCRIPTION

Boasting light and spacious accommodation, this lovely, double fronted terraced home has the benefit of double glazing and gas central heating. Located within walking distance of Cherry Grove primary school. The adaptable accommodation comprises a vestibule leading to the entrance hall, with a living room and dining room off, a modern fitted kitchen and a separate utility room with a downstairs cloak. The first-floor landing leads to three double bedrooms the principal bedroom has an en suite shower room, two of the bedrooms feature lovely ornamental Victorian fireplaces. The fitted bathroom has a white suite and a separate shower room. Externally, the rear of the property can be accessed via a passageway to the side of the property and through a timber gate opening to a delightful low maintenance, enclosed courtyard garden, with a picturesque outlook backing onto the Shropshire union canal, having two brick outbuildings and a raised decked patio area, along with outside light with both side and rear access.



LOCATION

Situated on the main Tarvin Road the property is within a short walk of the Ofsted (Good) rated Cherry Grove primary school and five minutes travelling distance via car or walking distance of Chester city centre and all the amenities the city can offer. Easy accessibility is enjoyed to the outer ring road and M53/M56 motorway networks as well as the A55 southerly bypass, Chester Railway station is also within walking distance. The property is well situated for Waitrose and Aldi supermarkets, and pleasant walks can be enjoyed along the Shropshire Union Canal into and out of Chester.

DIRECTIONS

From our Chester branch, head north on Lower Bridge Street towards Pepper Street/A5268, Turn right onto Pepper Street/A5268 and continue to follow A5268. Turn right onto The Bars/A5268. Turn left onto Boughton/A51. Continue to follow A51 and the property will be located on the left hand side.

VESTIBULE

The property is entered through a UPVC double glazed front door, which opens into a wood affect ceramic tiled vestibule which in turn has a solid oak and glazed feature door opening to the entrance hall.



ENTRANCE HALL

With a continuation of the wood effect flooring, ceramic tiles from the vestibule, a radiator, stairs off rising to the first floor accommodation and doors off opening to the kitchen/living room, the dining room and utility room.

CLOAK ROOM W.C.

The cloak room is installed with a modern dual flush low-level WC, along with a wash hand basin with mixer tap, ceramic tiled floor, an opaque window faces the rear elevation.



KITCHEN

11'6 x 7'9

The kitchen is installed with a range of attractive white wall base and drawer units all complimented by stainless steel handles. A wood effect worksurface space houses, a stainless steel single drainer sink unit with mixer tap. Having tiled

splashback's and a window facing the rear elevation. With timber laminate flooring and a space for a cooker with an extractor hood above. An open throughway leads to the living room.



LIVING ROOM

12'4 x 11'6

With a window, facing the front elevation, radiator, and with two wall lights, in addition to the central light.



DINING ROOM

12'0 x 11'5

Having a fitted corner cabinet housing the metres, the window to the front elevation and a radiator.



PRINCIPLE BEDROOM

12'2 x 11'3

Having a radiator and a built in wardrobe. The window faces the front elevation and a door opens into the en suite shower room.



UTILITY ROOM

Having a continuation of the wood effect ceramic tiled floor and a radiator, space and plumbing for a washing machine, a fridge freezer and a dryer with a light wood effect, work surface over. A window faces the rear elevation and a timber panel and glazed back door opens to the rear garden.

FIRST FLOOR LANDING

Having a window to the rear elevation, banister with spindle balustrades and doors leading off to all three bedrooms and to the bathroom.



EN SUITE SHOWER ROOM

The shower room includes a double shower enclosure with panelled walls and fitted with a thermostatic shower, wash hand basin with mixer tap and vanity unit below, a radiator and extractor fan.



BEDROOM TWO

12'2 x 11'0

Featuring an ornamental cast-iron fireplace, a built in cupboard housing, the gas combination boiler and with a light, radiator and window to the front elevation.



BEDROOM THREE

11'2 x 7'5

With a window facing the rear elevation, radiator and also featuring an ornamental cast-iron fireplace.



BATHROOM

9'1 x 7'1

The bathroom is installed with a white four piece suite comprising of a panelled bath, a separate shower enclosure with panelled walls and thermostatic shower, a vanity unit housing, a dual flush, low-level WC, and hand basin, a radiator and an opaque window to the rear elevation, extractor fan, and a built in floor to ceiling Louvre door store cupboard.



REAR COURTYARD

With a picturesque outlook backing onto the Shropshire union canal, this low maintenance enclosed courtyard garden has two brick outbuildings and a raised deck patio area, along with outside light and both side and rear access.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the

particulars.

Council Tax Band - B £1,860.00

Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only.

Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or

excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

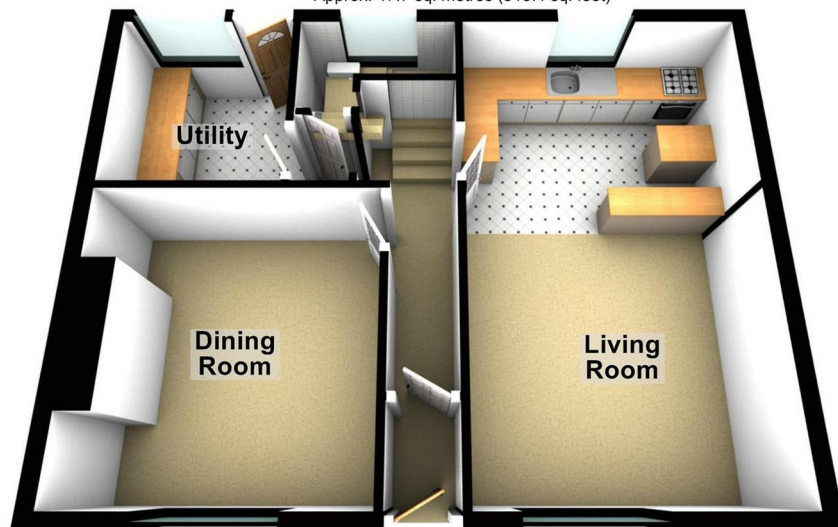
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

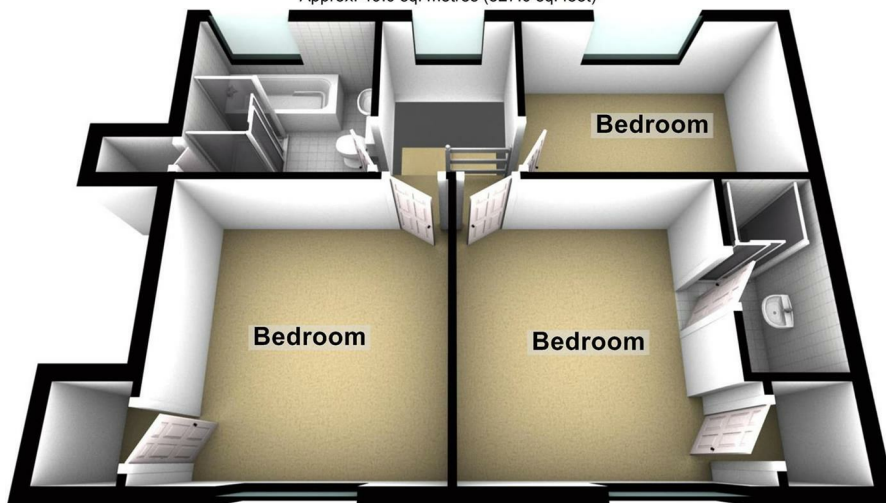
Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.3 sq. feet)

First Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.