

# CHANGING HOME



Vernon Road | Chester | CH1 4JT

£265,000

An extended and extremely well appointed most spacious 2 double bedroom terraced home close to Chester City Centre. The property also has a very useful loft room. Ideal for owner occupier. NO ONWARD CHAIN.

Viewing highly recommended

## Property Description

### PROPERTY DETAILS

The property consists in brief:

Storm porch, hall, living room, dining room, kitchen, snug and cloakroom.

2 double bedrooms and bathroom.

Large loft room.

### LOCATION

The property is set a short walk from the River Dee and within walking distance of the City Centre and Greyhound Retail Park.

There are local shops and pubs close at hand.

### HALL

Accessed via a storm porch and with a Minton tiled floor, radiator and recessed spotlights.

### LIVING ROOM

12' 0" x 10' 3" (3.66m x 3.12m) With a feature cast iron fireplace with tiled surround. Radiator, wood effect laminate floor and UPVC double glazed window.

### DINING ROOM

13' 3" x 10' 7" (4.04m x 3.23m) With a tiled floor and cast iron feature fireplace. Recessed spotlights and radiator. UPVC double glazed window.

### KITCHEN

10' 6" x 8' 6" (3.2m x 2.59m) With an attractive fitted kitchen with a range of fitted floor and wall units with granite worktops. Integral fridge/freezer, washing machine and dishwasher. 4 ring gas hob with stainless steel extractor hood over. Oven and grill. 1 1/2 bowl sink unit. Ideal combi boiler. 2 UPVC double glazed windows. Tiled floor and recessed spotlights.

### SNUG

8' 6" x 6' 10" (2.59m x 2.08m) Set beyond the kitchen and a very useful addition to the property with a tiled floor, 2 Velux roof windows and vertical radiator. UPVC double door and 2 UPVC double-glazed windows.

### CLOAKROOM

With a white suite of a WC and wash hand basin on a vanity unit. Half tiled walls, tiled floor and radiator.

### LANDING

With radiator.



### **BEDROOM 1**

12' 0" x 8' 9" (3.66m x 2.67m) plus alcove. With a feature cast iron fireplace and treated floorboards. Fitted wardrobes, radiator and recessed spotlights. UPVC double glazed window.

### **BEDROOM 2**

13' 1" x 8' 5" (3.99m x 2.57m) With a white suite of a WC, wash hand basin, bath and large walk in shower cubide. Tiled floor and partly tiled walls. Heated towel rail. Cast on feature fireplace and recessed downlighters.

### **BATHROOM**

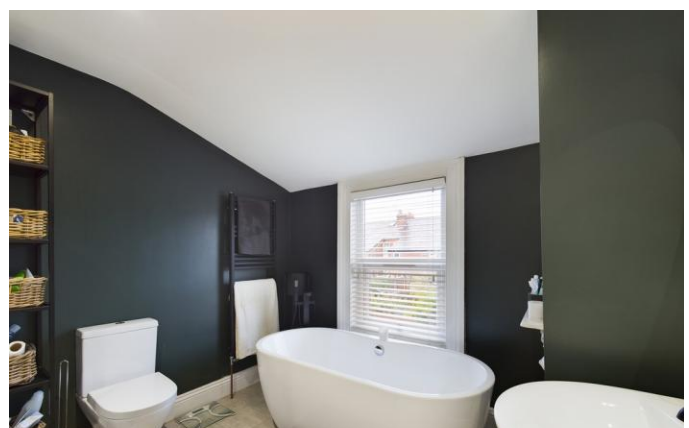
10' 7" x 8' 9" (3.23m x 2.67m) With a white suite of a WC, wash hand basin, bath and large walk in shower cubide. Heated towel rail, recessed spotlights and UPVC double glazed window. Tiled floor and partly tiled walls. Cast iron feature fireplace.

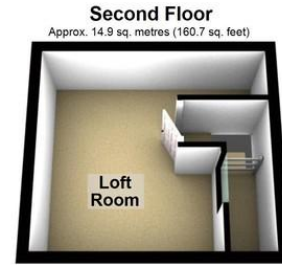
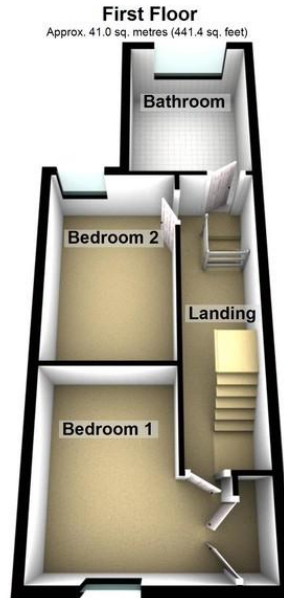
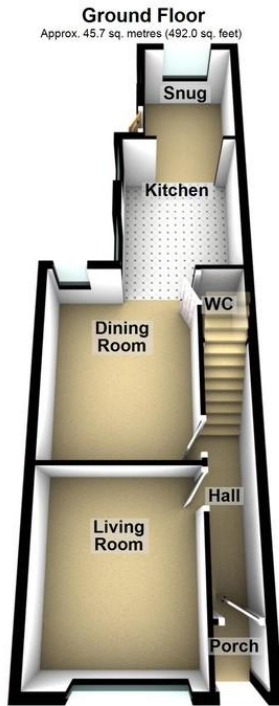
### **LOFT ROOM**

12' 8" x 9' 9" (3.86m x 2.97m) max. Accessed via a staircase and door. The loft room is very spacious with a Velux roof window, radiator and internal window to the stairs.

### **OUTSIDE**

To the rear is a walled courtyard garden which is stone paved with gate.





Total area: approx. 101.7 sq. metres (1094.2 sq. feet)  
for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements