

CHANGING HOME



Duke Street | Chester | CH1 1RP

£280,000

A well appointed mature two double bedroom mid terrace home within the City Walls and just a short walk from the River Dee and Chester's shops and bars.

The property is well presented and has a superb fitted bathroom. Small rear courtyard. Within a resident's parking permit area.

Ideal investor property or city centre home. NO ONWARD CHAIN.

Property Description

PROPERTY DESCRIPTION

This mature city centre home is well appointed throughout. It has a gas fired combi boiler linked to a Hive control system to give underfloor heating throughout.

LOCATION

The property is set in the heart of the city centre and within the City walls. The River Dee and Groves are a short walk away. Chester's shops, bars and restaurants are close at hand.

LIVING/DINING ROOM

24' 0" x 11' 1" (7.32m x 3.38m) A large dual purpose room with wood effect laminate floor. Two cast iron feature fireplaces. sash windows to the front and rear elevation.

KITCHEN

9' 9" x 6' 1" (2.97m x 1.85m) With a range of fitted floor and wall units with timber worksurfaces. Microwave, electric hob, oven and extractor hood. Slate tiled floor and partly tiled walls. Circular stainless steel sink unit and recessed spotlights. sash window and timber door to the side.

LANDING

With space saving ladder to give access to the loft room.

BEDROOM 1

12' 10" x 11' 0" (3.91m x 3.35m) max. With 2 wall light points, sash window and feature brick fireplace and wall.



BEDROOM 2

10' 8" x 8' 2" (3.25m x 2.49m) With sash window.

BATHROOM

8' 8" x 6' 0" (2.64m x 1.83m) A superb fitted bathroom in white with a large bath, WC, wash hand basin on a vanity unit and tiled shower cubicle. partly tiled walls, wood effect laminate floor and sash window. extractor fan and recessed spotlights.

LOFT ROOM

A very useful room with 2 Velux roof windows.

COURTYARD

A walled courtyard with brick outhouse.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

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

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664



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