

# CHANGING HOME



**Marbury Road | Vicars Cross | Chester | CH3 5PH**

**£280,000**

A 3 bedroom semi detached home with small study upstairs within popular Marbury Road. Detached garage and good sized garden to rear. The property has huge potential but some internal modernising required.

Hall, living room, dining room and kitchen. 3 bedrooms, study and bathroom. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set within the very popular residential area of Vicars Cross. There are local shops and public houses within a short walk and the property is within the catchment area for well regarded schools. Chester City Centre is a short drive away and well served by public transport. Access to the main road network is simple.

### HALL

Accessed via a composite front door and with a radiator, wall light point and frosted UPVC double glazed window. Under stairs cupboard with UPVC double glazed window.

### LIVING ROOM

11' 4" x 12' 0" (3.45m x 3.66m) With a coved ceiling and UPVC double glazed window. 2 wall light points and electric fire.

### DINING ROOM

15' 5" x 10' 2" (4.7m x 3.1m) max. With coved ceiling and radiator. UPVC double glazed door and window to the rear.

### KITCHEN

4' 10" x 5' 2" (1.47m x 1.57m) and 8' 10" x 9' 4" (2.69m x 2.84m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Space for an electric oven with extractor over. Partly tiled walls. Space for a washing machine and fridge. Radiator. 3 UPVC double glazed windows and UPVC double glazed door to the side.

### LANDING

With built in cupboard housing a Worcester boiler and hot water cylinder. Frosted UPVC double glazed window and loft access.

### BEDROOM 1

11' 3" x 11' 2" (3.43m x 3.4m) With built in wardrobe, radiator and UPVC double glazed window.

### BEDROOM 2

11' 5" x 11' 4" (3.48m x 3.45m) with radiator and UPVC double glazed window.





### **BEDROOM 3**

8' 11" x 6' 4" (2.72m x 1.93m) With radiator and UPVC double glazed window.

### **STUDY**

6' 5" x 5' 1" (1.96m x 1.55m) plus doorway. With UPVC double glazed window.

### **BATHROOM**

7' 7" x 5' 5" (2.31m x 1.65m) With a suite of a WC, wash hand basin and panelled bath with shower over. Frosted UPVC double glazed window and radiator.

### **GARAGE**

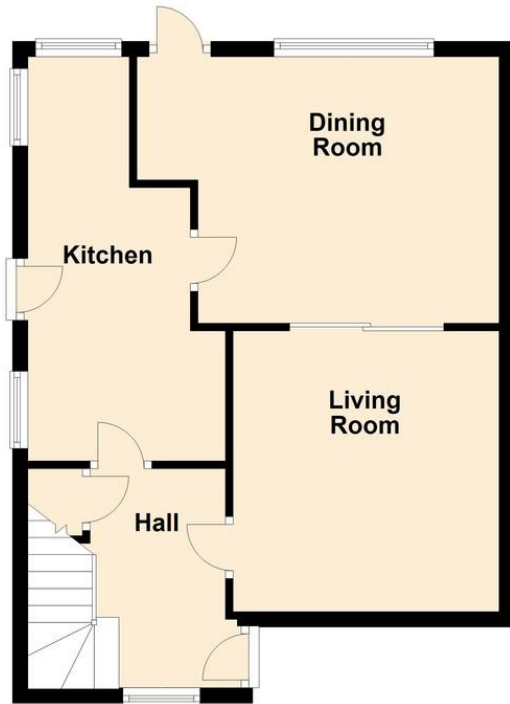
A detached single garage with an up and over door.

### **OUTSIDE**

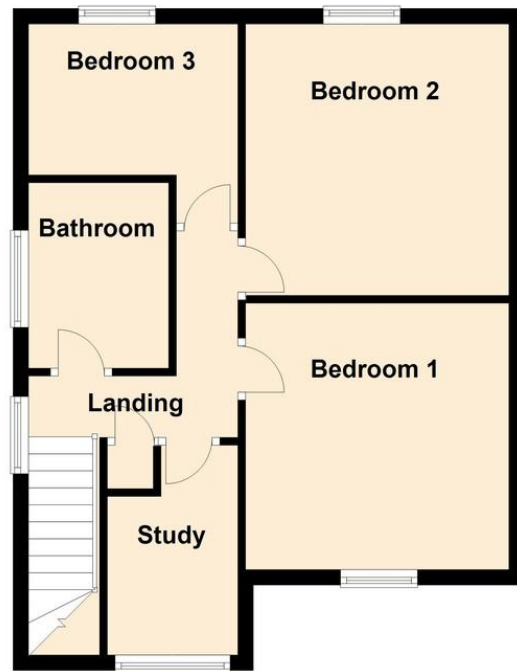
To the front is a tarmac drive that provides parking and a lawn. The drive leads along the side of the property and a timber gate leads to the back. The back garden is a good size with a patio, lawn and fruit trees.



## Ground Floor



## First Floor



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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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