

CHANGING HOME



Overleigh Terrace | Handbridge | Chester | CH4 7JR

Offers Over £210,000

A delightful one bedroom cottage located in a secluded area of the highly sort after area of Handbridge. Ideal for a first time buyer or an investor, benefiting from a blend of original character and having a recently upgraded kitchen & bathroom by the current owners. **NO ONWARD CHAIN.**

Property Description

LOCATION

This charming mid terraced cottage is tucked away with access from Browns Lane set within the highly desirable village of Handbridge. With it's shops and bars a very short walk away. Chester City Centre is also within a short walk over the River Dee. Access to the main A55 and Chester Business park is also simple.

ENTRANCE

Through part glazed timber door with lead effect panels.

KITCHEN

9' 1" x 6' 4" (2.79m x 1.95m) Recently upgraded fitted kitchen including interfrated fridge/freezer, part tiled walls, wood effect worktops, oven and 4 ring gas hob, cupboard with a combi boiler, extractor hood, ceramic sink basin with stainless steel mixer tap, laminate flooring, timber frame double glazed window and UPVC door leading to rear garden.

OPEN PLAN LIVING/DINING AREA

23' 9" x 11' 9" (7.24m x 3.59m) With a feature brick fireplace, radiator, spotlights, TV point and timber frame double glazed window to front & rear of property. Wood effect laminate flooring and storage cupboard under staircase leading to the first floor.

BEDROOM

11' 9" x 10' 3" (3.6m x 3.13m) A spacious bedroom with radiator, fitted wardrobes & shelves and double glazed timber frame window.

DRESSING AREA

6' 1" x 8' 5" (1.87m x 2.57m) With radiator, loft access and access to the bathroom.



BATHROOM

4' 10" x 8' 8" (1.49m x 2.65m) With with suite consisting of W/C, sink, panelled bath with shower over & shower screen, heated towel rail, storage cupboard, vinyl flooring, partly tiled walls and timber framed double glazed window.

OUTSIDE

Enclosed wall courtyard with timber gate opening to ally at the rear.





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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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |

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