

# CHANGING HOME



**Beaconsfield Street | Chester | CH3 5AZ**

**£275,000**

A well appointed Three bedroom end of terrace home in a superb location on the very edge of Chester City Centre.

Hall, living room through dining room and kitchen. 3 double bedrooms and bathroom. Recently decorated and new carpets on the ground floor. Rear courtyard. Double glazed. Resident's parking can be applied for. Viewing advised.

## Property Description

### LOCATION

The property is set on the very edge of Chester's centre very close to the shops, bars and restaurants. The main railway station is within a short walk.

### HALL

With a radiator and coved ceiling.

### LIVING ROOM

11' 5" x 10' 8" (3.48m x 3.25m) With a double glazed window, coved ceiling, radiator and feature fireplace.

### DINING ROOM

11' 3" x 11' 5" (3.43m x 3.48m) With a radiator and coved ceiling. Double glazed doors to the rear courtyard.

### KITCHEN

13' 1" x 7' 2" (3.99m x 2.18m) With a range of fitted wall and floor units. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with oven below. Partly tiled walls and tiled floor. Timber stable type door to the rear and double glazed window. Extractor fan. Space for a tumble dryer, fridge/freezer and washing machine

### BEDROOM ONE

14' 7" x 10' 9" (4.44m x 3.28m) With a radiator, 2 double glazed windows and fitted wardrobe. Picture rail.

### BEDROOM TWO

7' 11" x 6' 8" (2.41m x 2.03m) With built in cupboard housing combi boiler. Radiator, double glazed window and picture rail.

### BEDROOM THREE

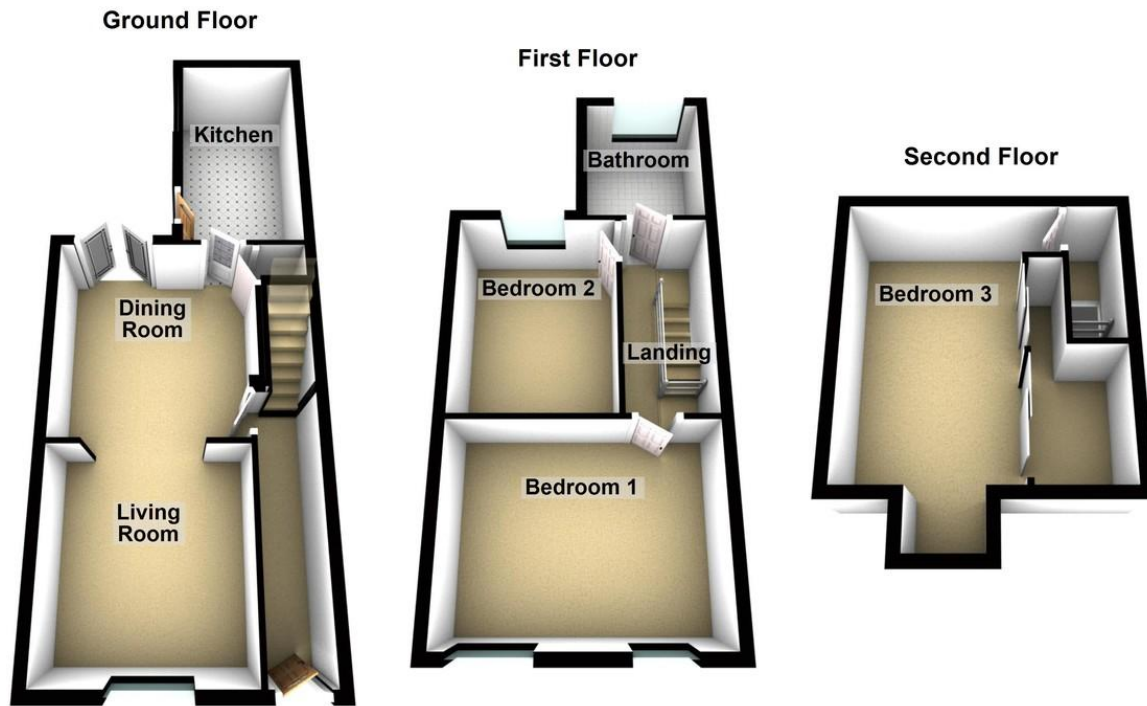
11' x 14' 8" (3.35m x 4.47m) With fitted wardrobes and Velux roof window. Electric storage heater.

### OUTSIDE

There is a small walled courtyard to the rear. This is graveled with a gate to the side. Resident permit parking can be applied for.







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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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