



12 KING STREET, CHESTER

£650,000

- A CHARMING GRADE 2 LISTED MID 18TH CENTURY TOWNHOUSE
- SET OVER 4 FLOORS INCLUDING A CELLAR
- CLOSE TO EXCEPTIONAL LOCAL AMENITIES
- IMPRESSIVE KITCHEN/DINER WITH FEATURE AGA
- WITHIN THE ROMAN CITY WALLS OF CHESTER
- PRIVATE PARKING TO THE REAR.

12 KING STREET, CHESTER, CH1 2AH



This remarkable Georgian townhouse, brimming with character and charm, is situated on arguably one of Chester's most desirable cobbled streets and is attractively priced to reflect the need for restoration and updating. This home is perfect for a new owner to put their personal stamp on it and enjoy the abundance of original features within.

The spacious property is spread over four floors. Entering through the front door, you are greeted by a welcoming high-ceilinged hallway with what is thought to be the original Georgian staircase. A further staircase leads down to a cellar, which has the potential to be converted or further developed into additional living space, a home office, or a gym. There is a sitting room with an exposed brick fireplace, which could also be used as a dining room or a fourth bedroom, and a kitchen/breakfast room featuring a gas-fired Aga, solid wood units, granite worktops, and a limestone tiled floor.

Leading up to the first floor, a well-proportioned main sitting room overlooks King Street through a sizable sash window, and a carved wood surround fireplace adds character to the room. To the rear, a spacious bedroom overlooks the city walls, and a wet room with a toilet and handbasin is off the landing.

The top floor offers a further two double bedrooms, one with views over the city walls, and a main bathroom with bath/shower and airing cupboard/storage. Outside, there is an attractive rear garden ideal for alfresco dining, plus parking spaces on either side of the gateway.

Situated within the Roman city walls right in the historic heart of the city centre, the location of this property is truly exceptional. Turn left along the cobbled street directly onto Upper Northgate Street, and you will find an array of independent eateries, wine bars, a speciality cheese shop, and the local Post Office. A 2-minute walk will bring you to Storyhouse, a fabulous creative cultural space which incorporates the library, independent cinema, restaurant, and theatres, attracting many national touring productions. Next door, Chester's popular new indoor market hall offers an extensive choice of authentic international food establishments alongside an excellent selection of outlets, including a florist, butcher, and fishmonger, to name but a few. Opposite the market, you will find the Cathedral, which has a rich history spanning nearly 1000 years and is a regular venue for both classical and modern concerts, plus a substantial calendar of events throughout the year. As well as a plethora of places to eat, drink, and shop, there are plenty of picturesque walks, footpaths, and cycle ways to enjoy where you can take in views of

the River Dee and Chester Racecourse, the world's oldest operational racecourse.

The award-winning Queen's independent girls' school is within easy walking distance, and King's independent school, named 'The North West Independent School of the Year' 2023 in The Sunday Times Parent Power Guide, is only 2.5 miles away. With just over a 2-hour direct train service to London Euston, regular trains to Liverpool and Manchester, and easy access to both the M53 and M56 motorways, plus the added bonus of the picturesque coastline of North Wales being virtually on your doorstep, 12 King Street is not only ideally located but has a great deal to offer.

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Council Tax:

Band

Local Authority:

Cheshire West and Chester Council

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Total Floor Area:
1,852 sq ft / 172 sq m

Viewings:
By prior appointment with the agent

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Total area: approx. 172.1 sq. metres (1852.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements