

# CHANGING HOME



**South Street | Boughton | Chester | CH3 5DR**

**£200,000**

A well presented two bedroom mid terrace home located in the heart of the popular Boughton. Close to local amenities the property comprises: Living room, dining room, kitchen, two double bedrooms, bathroom and rear courtyard. Offered with NO ONWARD CHAIN ideal for a first time buyer or investor.

## Property Description

### LOCATION

The property is set in the heart of very popular Boughton which has many popular shops and public houses. Chester City Centre is within walking distance. The main motorway network and A55 is easily accessed.

### LIVING ROOM

12' 2" x 11' 8" (3.71m x 3.58m) Accessed via timber front door with ornate feature fireplace, double glazed window and radiator.

### DINING ROOM

15' 1" x 12' 2" (4.60m x 3.71m) With UPVC single door leading to rear yard, staircase to first floor and radiator.

### KITCHEN

13' 3" x 6' 3" (4.06m x 1.91m) With a range of floor & walls units, partly tiled walls, tiled flooring, laminate worktops, 4 ring gas hob, integral oven, stainless steel sink, combi boiler, double glazed window and stable type door leading to rear yard.

### LANDING

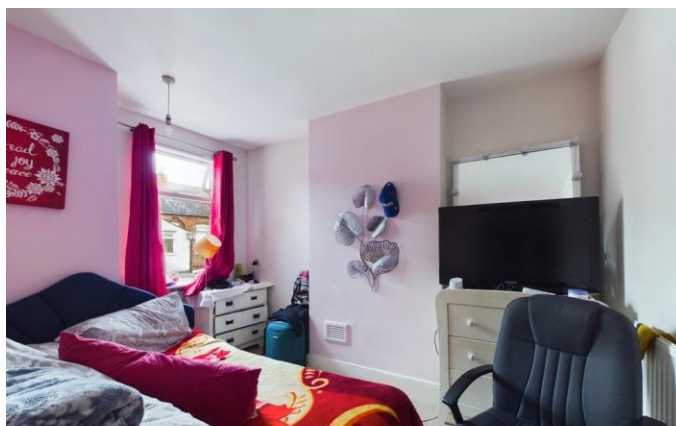
With airing cupboard, loft access and radiator.

### BEDROOM ONE

12' 2" x 12' 2" (3.73m x 3.71m) With feature fireplace, radiator and double glazed window.

### BEDROOM TWO

11' 8" x 8' 0" (3.58m x 2.46m) With radiator and double glazed window.



## BATHROOM

13' 3" x 6' 3" (4.06m x 1.91m) With a white suite of a W/C, wash hand basin, paneled bath with electric shower over. Laminate flooring, partly tiled walls, radiator and frosted double glazed window.

## OUTSIDE

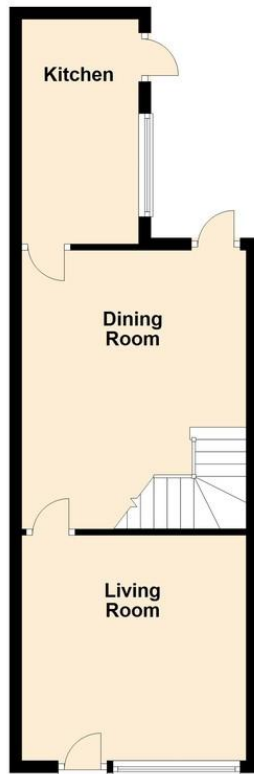
To the rear of the property is a yard with artificial lawn and gate at the back. On street parking.

## USEFUL INFORMATION

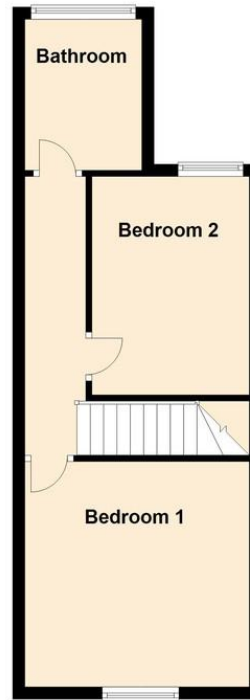
The property is currently tenanted with the tenants vacating at the end of July, the property will be available with vacant possession.



**Ground Floor**  
Approx. 38.1 sq. metres (410.2 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 sq. feet)

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</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