

CHANGING HOME



Gamul Place | Chester | CH1 1RX

£280,000

A charming two bedroom mid terraced home nestled in the heart of Chester City Centre but within a delightful secluded courtyard just off Lower Bridge Street. Ideal for an investor or owner/occupier. Living room, kitchen/diner and bathroom. 2 double bedrooms. Courtyard to rear. In addition to the communal courtyard to the front is a communal lawned garden. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set in the heart of Chester's City Centre but within a small secluded courtyard just off Lower Bridge Street. Chester's offices, shops and bars are close at hand as is The River Dee and City Walls.

LIVING ROOM

11' 11" x 11' 4" (3.63m x 3.45m) With an electric fire within a timber fireplace. Secondary glazed window. Picture rail and radiator.

KITCHEN/DINER

11' 4" x 11' 10" (3.45m x 3.61m) With a range of fitted floor and wall units. Stainless steel sink unit. radiator and secondary glazed window. Space for a washing machine and oven.

REAR PORCH

With door to the rear.

BATHROOM

7' 4" x 4' 4" (2.24m x 1.32m) With a white suite of a WC, wash hand basin and paneled bath with shower attachment. Radiator, partly tiled walls and frosted secondary glazed window.

BEDROOM 1

11' 9" x 11' 5" (3.58m x 3.48m) With radiator and secondary glazed window.

BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.69m) With radiator and secondary glazed window. Airing cupboard.

OUTSIDE

To the rear of the property is a walled courtyard with some artificial grass and gate. At the front is the communal courtyard. Behind the houses on the other

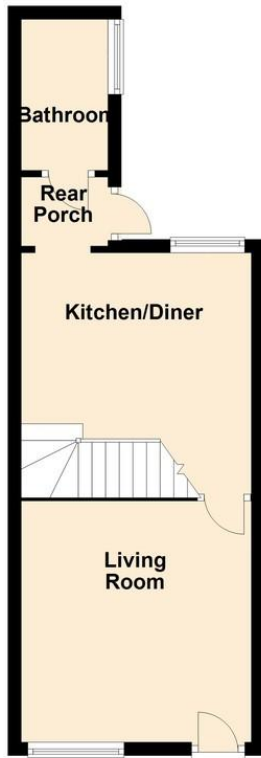


side of the courtyard is a large lawned communal garden.



Ground Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)

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+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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 and 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