



QUEENS AVENUE, CHESTER

£275,000

- INVESTMENT OPPORTUNITY
- 5 DOUBLE BEDROOMS
- CURRENTLY TENANTED
- FURNISHING INCLUDED
- CITY CENTRE LOCATION
- NO CHAIN

4 QUEENS AVENUE, CHESTER, CH1 3BG



Investment opportunity! This five bedroom HMO located in central Chester that is available with no onward chain. Bring in a annual income of circa £30,000.

Entrance Hall

Accessed via a partially glazed entrance door featuring stained glass accents. The hall includes a staircase leading to the first floor, decorative Minton tiled flooring, and a radiator.

Dining Room

Bright and welcoming, this room boasts a double-glazed window to the front, a feature inset fireplace, wood laminate flooring, and a radiator.

Lounge

This bright and airy living space features a double-glazed window to the rear, inset LED ceiling lighting, a wall-mounted boiler, wood laminate flooring, built-in storage cupboards, a TV point, and a radiator.

Kitchen

The kitchen is equipped with a range of wall and base units complemented by work surfaces. It includes a built-in electric oven, a gas hob with a stainless steel extractor fan, and a stainless steel sink with a drainer

and mixer tap. Additional features include two double-glazed windows to the side, a double-glazed door leading to the rear, space for a fridge/freezer, and plumbing for a washing machine.

Downstairs Room/Bedroom Four

This versatile space can be utilized as a bedroom or an additional reception room. It features a double-glazed window to the side and a radiator.

Landing

Galleried landing providing access to the upper floors.

Bathroom

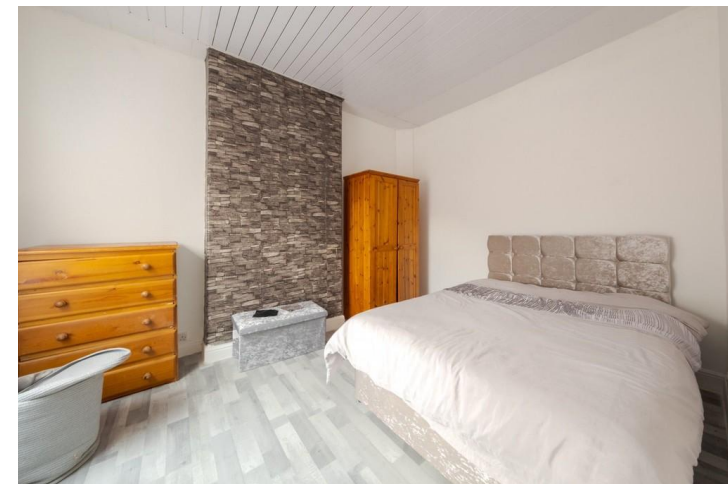
A generously sized bathroom fitted with a low-level WC, a pedestal wash hand basin, and a panelled bath with an overhead shower, glass screen, and splashback. The bathroom also includes tiled walls and flooring, a double-glazed window, a radiator, and an extractor fan.

Master Bedroom

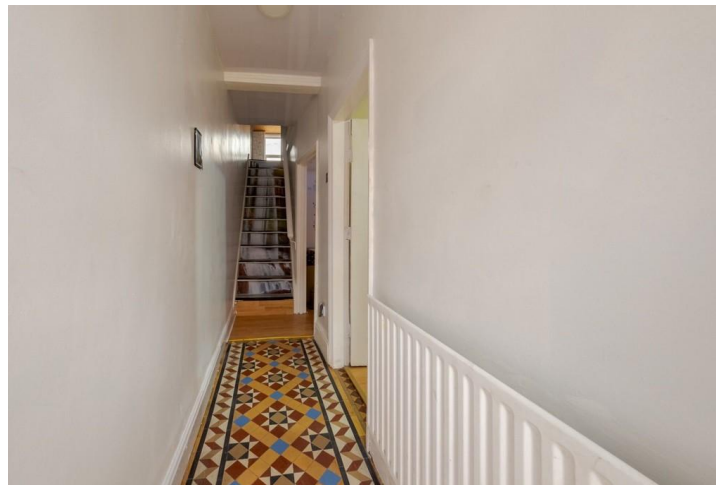
This spacious bedroom is illuminated by two double-glazed windows and features built-in furniture, including wardrobes with hanging space and shelving, as well as drawers. It also includes wood laminate flooring and a radiator.

Bedroom Two

A comfortable bedroom with a double-glazed window, wood laminate flooring, and a radiator.



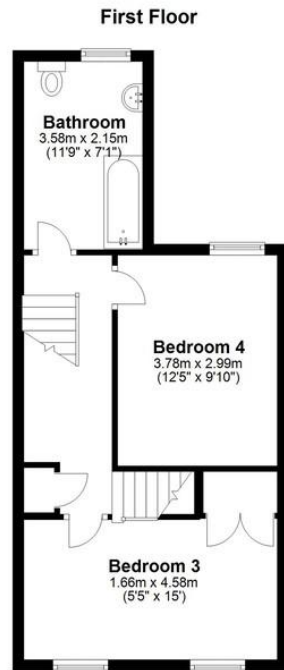
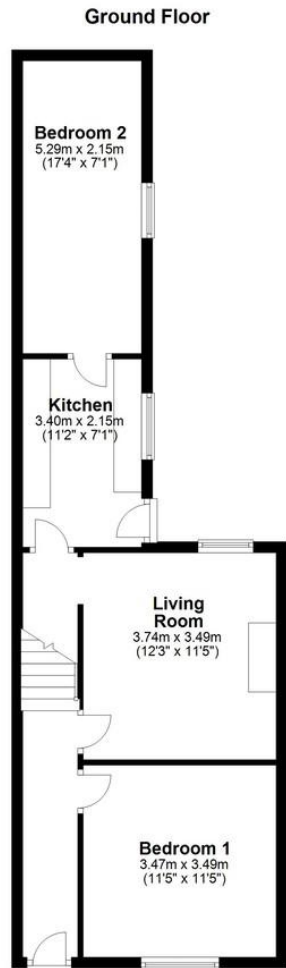
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Council Tax:

Band B

Local Authority:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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