

CHANGING HOME



3 Cavendish Mews | Hough Green | CH4 8JJ

£275,000

This SUPERB MEWS HOME occupies an enviable position in the heart of sought after HOUGH GREEN adjacent to Curzon Park and within a short walk of Chester City Centre, River Dee and Racecourse. Set with a secluded courtyard this MODERN AND SUPERBLY APPOINTED home is unusual, spacious and in brief comprises: Hall, living room, kitchen/diner and cloakroom. 2 bedrooms and bathroom. Low maintenance garden to the front and parking for two cars. Double glazed and under floor heating. Viewing advised.

LOCATION

The property is set within a peaceful courtyard in sought after Hough Green. A walk over the Grosvenor Bridge brings you over the River Dee and past the Racecourse into Chester City Centre. Access to Chester Business Park, Handbridge and the main road network is simple.

DESCRIPTION

This modern mews home set in a peaceful spot yet close to the city centre. Superbly appointed with parking and a low maintenance garden to the front.

HALL

Accessed via timber door and with an Oak floor and recessed spotlights.

CLOAKROOM

With a white suite of a WC and wash hand basin. Tiled floor, extractor fan and recessed spotlights.

LIVING ROOM

17' 10" x 15' 9" (5.44m x 4.8m) A most spacious living room with an Oak floor, coved ceiling and feature fireplace. Double glazed full length windows and double doors lead to the garden at the front.

KITCHEN/DINER

16' 7" x 6' 10" (5.05m x 2.08m) and 8'11" x 6' 10" (2.72 m x 2.08m) An L shaped room with a most attractive fitted kitchen comprising a range of fitted floor and wall units with granite worktops. 1 1/2 bowl Stainless steel sink unit. Oak floor and fitted wine racks.4 ring gas hob with stainless steel extractor hood over and oven below. Integral fridge/freezer and dishwasher. Space for a washing machine.

LANDING

With a roof light.



BEDROOM 1

13' 7" x 16' 9" (4.14m x 5.11m) with some restricted headroom. With 2 roof lights. Recessed spotlights and fitted storage lockers.

BEDROOM 2

9' 11" max x 12' 4" (3.02m x 3.76m) plus wardrobes. With a double glazed window and fitted wardrobes to one wall with sliding doors.

BATHROOM

8' 9" x 7' 7" (2.67m x 2.31m) max. With a white suite of a WC, wash hand basin and panelled bath with shower and screen over. Partly tiled walls and tiled floor. Roof light and heated towel rail.

PARKING

There is parking to the front for two cars and the communal driveway is accessed via security gates.

GARDEN

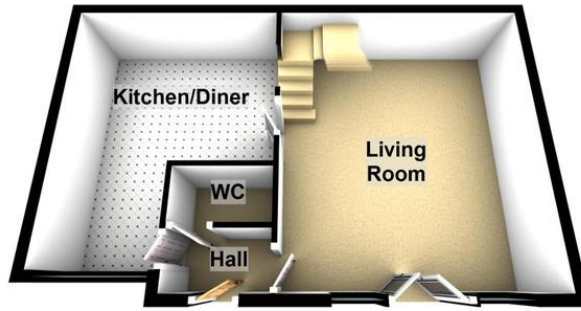
At the front of the property is a low maintenance fenced garden with gate to the communal courtyard. There is also an electronic retractable awning. A paved path leads along the side and rear to give extra storage space.

COMMUNAL COURTYARD

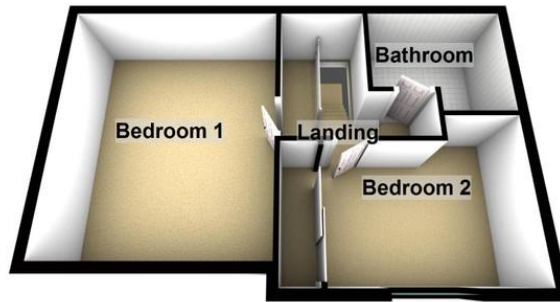
The property is accessed across a communal courtyard which has communal gardens. The owners pay around £34 per month for the upkeep, lighting and garden of the communal area.



Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

D

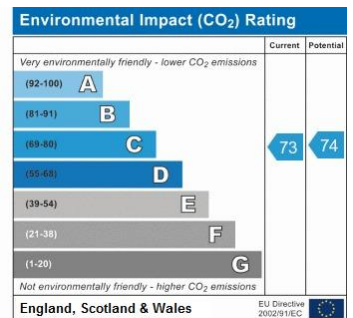
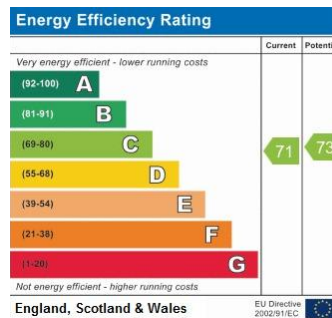
Viewing Arrangements

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

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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