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BELVOIR!

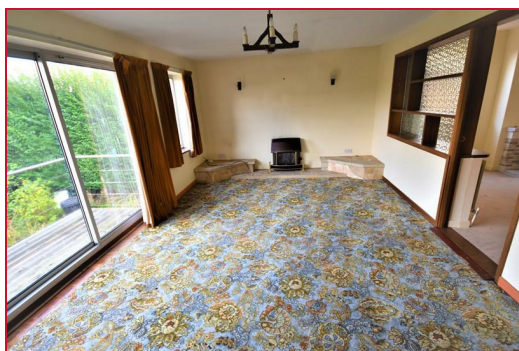


Elizabeth Crescent, Chester, CH4 7AZ

Guide price £550,000

We are inviting SEALED BID TENDERS for this DETACHED DWELLING that occupies an ENVIOUS PLOT & OUTLOOK with DIRECT VIEWS OVER THE MEADOWS, THE RIVER DEE AND ON TO THE SKY LINE OF CHESTER itself. This property requires a COMPREHENSIVE PROGRAMME OF DEVELOPMENT, POSSIBLE EXTENSION, UPDATING AND REFURBISHMENT. However, the ultimate value of such a property once works would be completed MARKS THIS OPPORTUNITY AS HAVING THE CAPACITY FOR TREMENDOUS INVESTMENT POTENTIAL - not just for the size of the plot, with the REAR GARDEN ALONE BEING APPROXIMATELY 100 FEET IN LENGTH but for this property having one of the MOST SOUGHT AFTER RESIDENTIAL LOCATIONS IN THE CITY.

ALL SEALED BIDS WOULD REQUIRE TO BE RECEIVED AT OUR OFFICE (BELVOIR, ELWY HOUSE, 15 KING STREET, WREXHAM LL11 1HF) BY HAND OR REGISTERED POST BEFORE 12PM ON FRIDAY, 27 NOVEMBER 2020.



GENERAL DESCRIPTION

The current internal floor space over two floors measures at 2000 sq feet and does require a full comprehensive programme of works to optimise this property's potential. The current room dimensions over the two floors are as follows :

GROUND FLOOR.

- Living Room 16' 9" x 11' 5"
- Drawing Room 20'4" x 7' 6"
- Dining Area 8' 7" x 8' 4"
- Kitchen 24' 3" x 11' 1"
- Utility 18' 1" x 5' 9"

FIRST FLOOR

- Bedroom One 16' 11" x 11' 6"
- Bedroom Two 12' 5" x 9' 1"
- Bedroom Three 15' 5" x 11' 0"
- Bedroom Four 13' 9" x 7' 9"
- Bathroom 9' 1" x 5' 11"

Please see Floor Plan for room configuration.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

