

# Town & Country

Estate & Letting Agents

Bradford Street, Chester

£895



A traditional two-bedroom terrace house located within the very popular area of Handbridge offering free on-street parking in close proximity to the city centre. The accommodation comprises: a living room, kitchen, stairs rising to the first floor landing, two bedrooms and bathroom. Externally: gravelled forecourt to the front is bounded by a brick wall. The rear garden has patio tiles, an outdoor storage cupboard, enjoys a sunny aspect and has rear access. Unfurnished. Minimum 12 month let.

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## LOCATION

Bradford Street is a quiet backwater within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge and River Dee. Handbridge offers many quality amenities and can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg and a delicatessen as well as several public houses and restaurants, with a further array of amenities the city centre has to offer. Pleasant walks can be enjoyed along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly by pass.

## LIVING ROOM

11'07" x 11'03" (max)

The living room comprises an ornamental fireplace, laminate flooring, a radiator, a window to the front elevation and a cupboard housing the Fusebox and Gas Meter & Electric Meter.

## ORNAMENTAL FIREPLACE

## KITCHEN

8'07" x 7'10" (max)

Accessed from the living is the kitchen which has white wall, base and drawer units, a stainless steel sink unit, a fold down table, a washing machine and fridge freezer. Integrated appliances include an oven, electric hob and an extractor hood above. There is also a window to the rear elevation and a door leading to the rear courtyard.

## LANDING

The landing houses the boiler in an overhead cupboard and grants access to both bedrooms and the bathroom

## BEDROOM ONE

11'06" x 8'08" (max)

The principal bedroom has a radiator, a window to the front elevation and offers access to the loft via a hatch in the ceiling. The loft is boarded and is ideal for additional storage.

## ADDITIONAL PHOTO

## BEDROOM TWO

8'09" x 6'01"

With a storage cupboard, fitted carpets, a radiator and a window to the rear elevation.

## BATHROOM

6'01 x 3'11

The bathroom is fitted with three piece suite comprising a WC, a wash hand basin and an enclosed shower unit with an electric shower. there is also a mirrored fitted cabinet, laminate flooring and recessed spotlights.

## EXTERNALLY

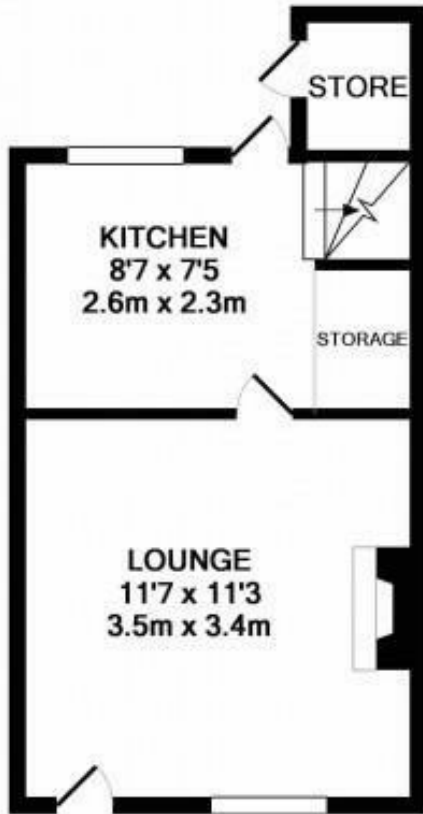
The gravelled front garden is bounded by a brick wall with a paved pathway leading to the front door. The rear courtyard enjoys a South-East facing direction, a gate to the back passageway and an outdoor storage cupboard.

## ADDITIONAL PHOTO

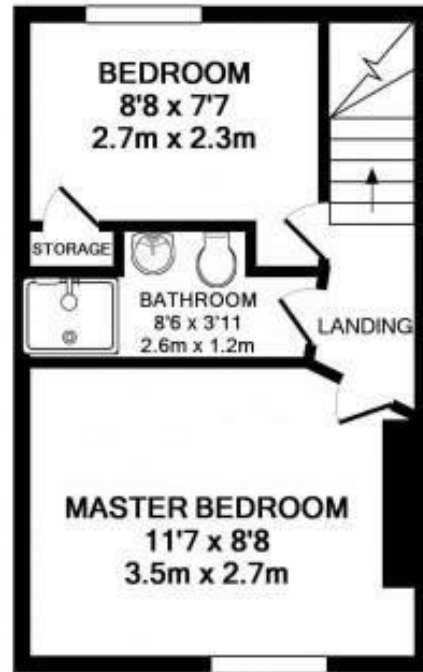
## TO ARRANGE A VIEWING

Strictly by prior appointment with Town & Country I.E.A. On Chester 01244 403900.





GROUND FLOOR  
APPROX. FLOOR  
AREA 230 SQ.FT.  
(21.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	