

Town & Country

Estate & Letting Agents

Beaconsfield Street, Chester

£900 Per Calendar Month



Part furnished two bedroom period terraced property. situated within walking distance of the city centre in a characterful conservation area. This well presented property benefits from gas central heating & UPVC double glazing. The accommodation comprises: vestibule, lounge/dining room, kitchen, first floor landing, two bedrooms and a three piece bathroom suit. Externally there is an enclosed and low maintenance rear courtyard.

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LOCATION

Beaconsfield Street is situated in a conservation area, a most convenient sought after location on the very edge of Chester City centre. There are a wide range of amenities available locally including Grosvenor Park, the River Dee and the main Chester Railway Station. Easy accessibility is also available to the outer ring road and M53/M56 motorway networks as well as the A55 southerly by pass leading to the Chester Business Park and the commercial districts of North Wales.

DIRECTIONS

Proceed out of the City centre along The Bars/Boughton (A51) to Bill Smiths motorbike showroom. Take the right-hand lane to come back on yourself in the direction of the City centre and continue for some distance and turn left into Beaconsfield Street.

VESTIBULE

With a glazed door opening to the living room.



LIVING ROOM

13'0" x 12'2"

The living room has a window to the front elevation, timber laminate flooring, a radiator and a throughway to the dining room.



DINING AREA

13'0" x 9'8"

With a radiator, understairs store cupboard, a UPVC double glazed French doors opening to the rear courtyard and a glazed door opening to kitchen.



KITCHEN

15'0" x 7'4"

Fitted with a range of wall and base units, a breakfast bar and ample work surfaces with inset stainless steel single drainer sink unit and mixer tap. Built in oven, hob and extractor hood, fridge freezer and plumbing for a washing machine. Partially tiled walls, ceramic tiled floor and recessed spotlights. Radiator. UPVC double glazed back door.

LANDING

with doors off to both bedrooms and the bathroom.



BEDROOM ONE

13'0" x 12'2"

The main bedroom has a window to the front elevation, a radiator and a built-in cupboard.



BEDROOM TWO

12'5" x 7'8"

With a radiator and a window to the rear elevation

BATHROOM

Having a white three piece suite comprising panelled bath, low level W.C. and Wash hand basin. The bathroom also comprises partially tiled walls, recessed spotlights, a chrome heated towel rail and ceramic tiled floor.

OUTSIDE

A courtyard enclosed by brick walls.

TO ARRANGE A VIEWING

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

SERVICES

The agents have not tested the

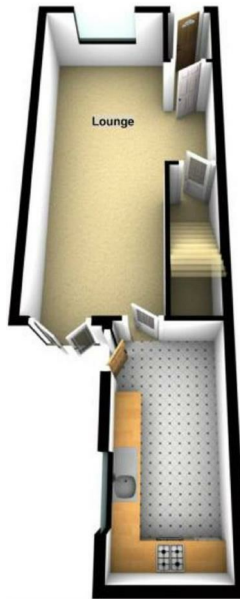
appliances listed in the particulars.

Beaconsfield Street falls within Chester Residents Parking Zone Scheme. Zone D.

The cost of the permit is currently £60.00 per year

To qualify and apply for a permit contact Chester City Council Direct.

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	