

Town & Country

Estate & Letting Agents

Hereward Road, Great Boughton

£220,000



Located within a highly desirable area, this well presented, three bedroom home benefits from gas central heating, UPVC double glazing and comprises an entrance hall, lounge, a through kitchen/diner, cloakroom WC, first floor landing, three bedrooms and a lovely modern bathroom suite. Externally, to the front of the property is gravelled off road parking whilst the rear garden is lawned and shrubbed with a patio area.

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LOCATION

Great Boughton is just a short drive from Chester's city centre, close to a number of local amenities, including well-regarded schools such as Cherry Grove Primary School, Dee Banks School, and the Bishops' Blue Coat High School. With great links to the A51, as well as a number of convenient shops nearby.

ENTRANCE HALL

Entered through a UPVC double glazed front door opening to a radiator and stairs off to the first floor accommodation.



LOUNGE

15'6" x 12'10"

With an under stairs store cupboard, a radiator, an electric fire with surround and a window to the front elevation.



THROUGH KITCHEN/DINER

15'6" x 8'4"

Fitted with a lovely contemporary kitchen comprising a range of cream shaker style wall and base units, ample work surface space housing a resin single drainer sink unit with a mixer tap, tiled splash backs, integrated appliances include an oven, a microwave, hob extractor hood, fridge/freezer, slimline dishwasher and a stand alone washing machine. There are two windows to the rear elevation, a

vertical radiator and a UPVC double glazed back door off.



CLOAKROOM W.C.

Containing a low level WC and a window to the rear elevation.

FIRST FLOOR LANDING

Access to the loft space.



BEDROOM ONE

13'0" x 12'8"

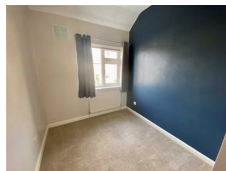
Window to the front elevation, radiator.



BEDROOM TWO

12'0" x 8'2"

Window to the rear elevation, radiator and a built in cupboard housing the gas combination boiler.



BEDROOM THREE

10'0" x 7'0"

Window to the front elevation, radiator.



BATHROOM

Installed with a modern white suite comprising a panelled bath with a duel head thermostatic shower over, a low level WC, wash hand basin, partially tiled walls, chrome heated towel rail, extractor fan.



EXTERNALLY

to the front of the property is gravelled off road parking whilst the rear garden is lawned and shrubbed with a patio area.

SERVICES

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band B £1554.00

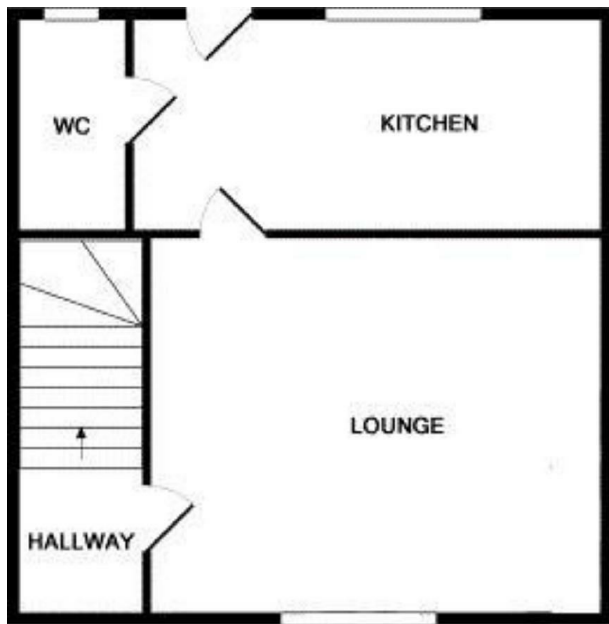
TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

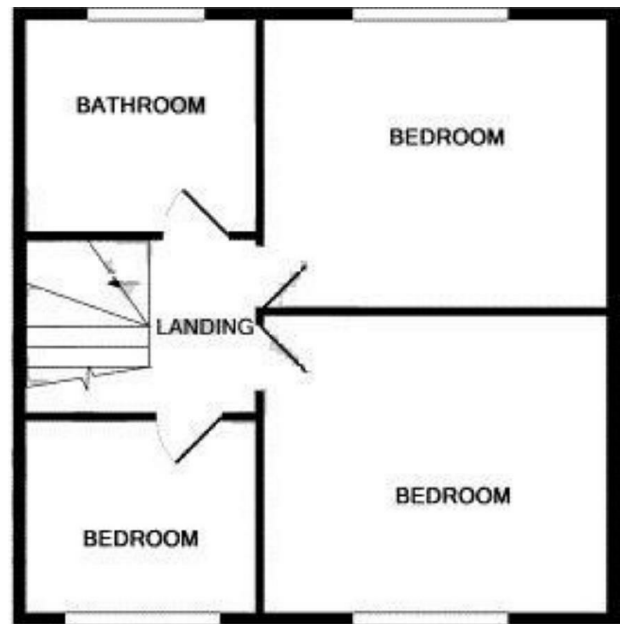
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GROUND FLOOR



1ST 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 must 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			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	