

Town & Country

Estate & Letting Agents

Whites Meadow, Great Boughton

£279,950



In the sought-after suburb of Chester, a link-detached two-bedroom bungalow with gas central heating, UPVC double glazing, front garden, off-road parking, single garage, and a sunny south-facing rear garden with woodland views. Internal accommodation includes an entrance hall, kitchen, living/dining room, two bedrooms, and a bathroom. Available with no onward chain.

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DESCRIPTION

Situated in the highly desirable suburb of Chester, this link-detached two-bedroom bungalow benefits from gas central heating and UPVC double glazing. The property features a front garden with off-road parking and a single garage, as well as a sunny south-facing rear garden with woodland views. The internal accommodation briefly comprises an entrance hall, kitchen, living/dining room, two bedrooms, and a bathroom. This property is available with the added advantage of no onward chain.



LOCATION

The district of Great Boughton lies just outside the city centre and provides a range of local shopping facilities on Christleton Road, nearby supermarkets include Sainsbury's, Aldi and Waitrose. There is also the Boughton Medical Centre and a veterinary surgery. Schools for all ages are within the vicinity with the highly regarded Boughton Heath Academy on Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane. The city centre and Chester railway station is easily accessed by car, local transport or on foot. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road, the M53 and motorway network.

DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Grosvenor Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, continue to follow A5115, continue straight onto Boughton Heath Junction, turn right to stay on Boughton Heath Junction, turn right to stay on Boughton Heath Junction, slight left onto Caldly Valley Road, at the roundabout, take the 2nd exit and stay on Caldly Valley Road, turn right onto Whites Meadow, turn right to stay on Whites Meadow. The destination will be on the left.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening to an entrance area with timber laminate flooring and a radiator. A built-in cloaks cupboard/airing cupboard with sliding mirror doors is also present. Internal doors lead to the kitchen, living/dining room, both bedrooms, and the bathroom.



KITCHEN

9'4" x 8'4"

The kitchen is fitted with wall, base, and drawer units complemented by stainless steel handles. The work surface houses

a stainless steel single-drain sink unit with a tiled splashback. There is space for a cooker, as well as space and plumbing for a washing machine. The room also includes a radiator and features a pine panelled ceiling.



LIVING/DINING ROOM

15'8" x 10'4"

The living/dining room features a spacious layout with ample natural light, making it an inviting area for relaxation and entertaining. The room includes a radiator and large windows that enhance its bright and airy feel. The open plan design allows for flexible use of space, accommodating both living and dining areas comfortably.



BEDROOM ONE

10'7" x 10'7"

The first bedroom features timber flooring, a window to the rear elevation with a radiator below, and a fitted triple sliding mirror door wardrobe.



BEDROOM TWO

7'10" x 8'5"

The second bedroom features timber laminate flooring, a window to the front elevation with a radiator below.



BATHROOM

5'7" x 5'10"

The bathroom is installed with a colored three-piece suite comprising a panel bath with an electric shower above, a low-level WC, and a pedestal wash hand basin. It also features a radiator, partially tiled walls, and a high-level window facing the front elevation.



EXTERNALLY

To the front of the property, there is a lawn and shrub garden, with off-road parking available on the driveway in front of a single garage. A paved pathway leads to the front door, which is illuminated by a courtesy light above.

The rear garden features timber gated side access and enjoys a sunny south-facing aspect. It includes a paved patio area, a lawn, and a shrubbed garden. The garden is enclosed by timber fence panelling and benefits from an external water supply.



GARAGE

17'0" x 8'5"

The garage is accessed through an up-and-over door and features an opaque timber frame window facing the rear elevation. It is equipped with power, lighting, and a water supply, has a pitched roof and is attached to the property at one side and to the neighbouring garage on the other side.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: C £2024

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

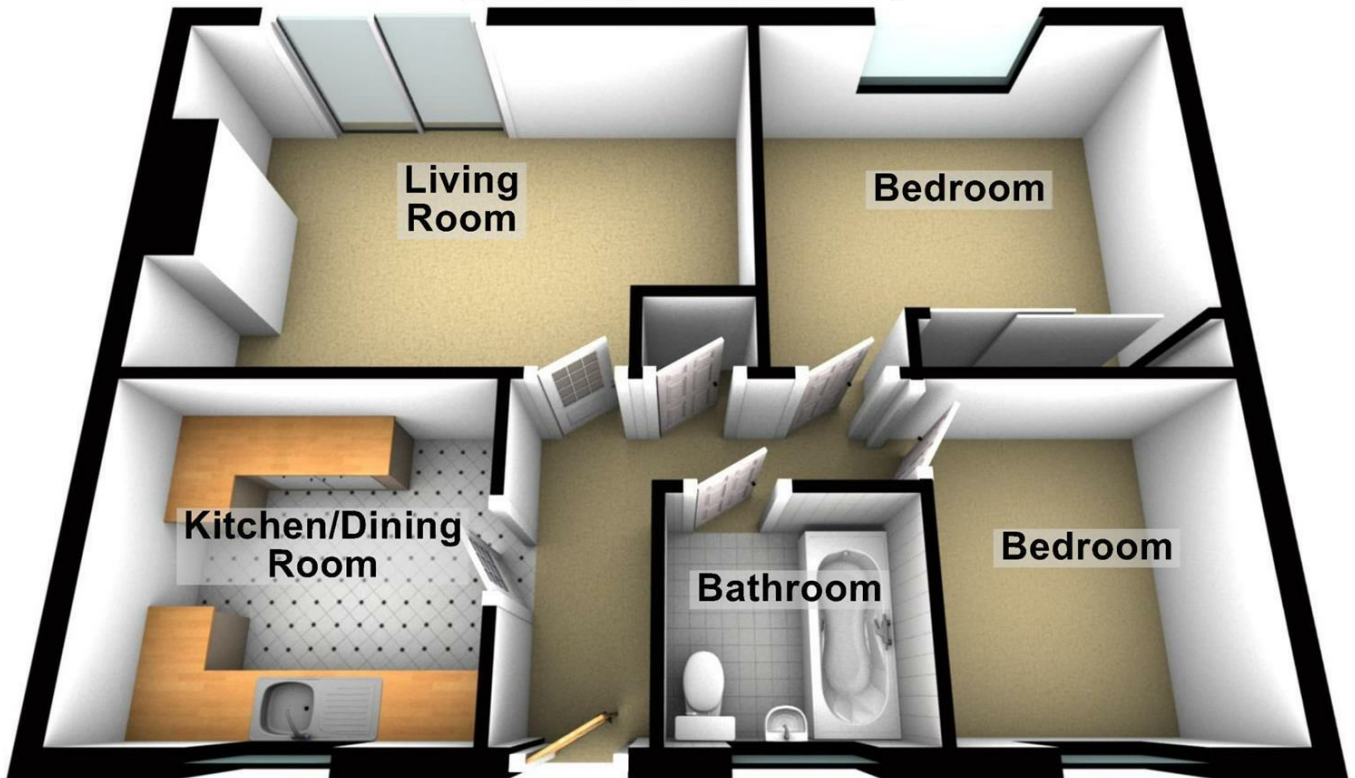
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 sq. feet)

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			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	