

# Town & Country

Estate & Letting Agents

Raymond Street, Chester

£269,950



This traditional, semi-detached family home is located within walking distance of Chester City centre. Modernised and improved throughout, offering adaptable accommodation with the advantage of Off-road parking, a rear garden, gas central heating and double glazing. Available with no onward chain viewing is essential to appreciate this property.

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## DESCRIPTION

This three-bedroom semi-detached house enjoys the benefits of gas central heating along with UPVC double glazing. The property has been improved and modernised and the adaptable accommodation comprises of an inviting entrance hall with doors off opening to a living room with exposed floorboards and a feature fireplace, a separate dining room with a feature fireplace and a patio door leading to the rear garden and a modern kitchen/breakfast room. The first-floor landing offers access to the contemporary family bathroom and three bedrooms. Externally to the front of the property is paved off road parking with double gates to the side opening to the rear garden, with a lawn and paved slate chip patio areas.



## LOCATION

Raymond Street is located a short distance from the famous Chester walls and just a stroll from the City Centre, Chester racecourse, the River Dee and the Shropshire union Canal, this home offers a quiet living environment while being near the city's attractions and conveniences.

## DIRECTIONS

From our Chester branch: Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the second exit onto

Nicholas Street/A526, turn left onto Watergate Street/A548, continue to follow A548, turn right onto Tower Road, continue onto Raymond Street, enter the roundabout, the property will be on the left.



## ENTRANCE HALL

13'7 x 7'1

The property is entered through a leaded double glazed UPVC front door, opening into an inviting entrance hall with a radiator. Stairs off rise to the first-floor accommodation with a cupboard below, a further cupboard houses the gas combination boiler. Doors off open into the living room, dining room and kitchen



## LIVING ROOM

15'4 x 11'6

A feature of the living room is the fireplace and exposed floorboards, a bay window faces the front elevation and radiator.



## DINING ROOM

13'8 x 10'10

The dining room is freshly carpeted, having a radiator, a feature fireplace and a patio door opening to the rear garden.



## KITCHEN/BREAKFAST ROOM

15'4 x 7'6

The kitchen is fitted with a range of gloss grey, wall, base and drawer units. Complimented by stainless steel handles and a worksurface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood, there is space and plumbing for a washing machine. The flooring is ceramic tiled, there is a radiator, a window facing the rear elevation and a UPVC double glazed back door off

## FIRST FLOOR LANDING

With new carpets on the stairs and landing, an opaque window to the side

elevation and doors off opening to the family bathroom and all three bedrooms.



## FAMILY BATHROOM

7'4 x 7'5

The contemporary bathroom is installed with a white four-piece suite comprising of a panelled bath with mixer tap and handheld shower extension. A dual flush low level WC, a wash hand basin and a corner showering with thermostatic shower. The walls are fully tiled with a heated towel rail, the floors are ceramic tiled with underfloor heating and a UPVC double glazed window faces the rear elevation.



## BEDROOM ONE

15'0 x 10'4

Having exposed floorboards, a bay window facing the front elevation, a radiator and two sets of double wardrobes with luggage cupboards above.



## BEDROOM TWO

11'8 x 9'9

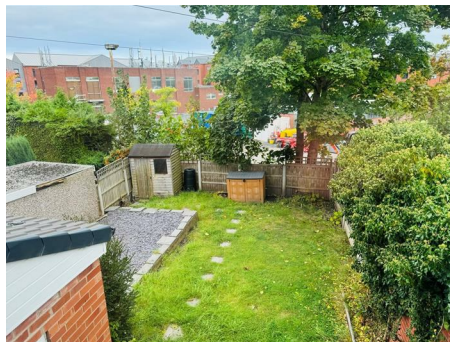
Also has exposed floorboards, a radiator, a window to the rear elevation and two sets of double wardrobes with luggage cupboards above.



## BEDROOM THREE

7'8 x 7'1

With a window to the front elevation, a new fitted carpet and a radiator.



## EXTERNALLY

Externally, to the front of the property is paved off road parking. Side gates lead to the rear garden. The rear garden has

both paved and slate chipped patio areas, being laid to lawn with a timber shed enclosed by fence panels.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C Amount: £2,024.00

## 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.



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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			83
(69-80) C		63	
(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	