

# Town & Country

Estate & Letting Agents

Kensington Green, Chester

£215,000



This three-bedroom end terrace home is available with NO ONWARD CHAIN and is ideally located for easy access to Chester's city centre, public transport, motorways, and local amenities. It features UPVC double glazing, gas central heating, an entrance hall, a reception hall, a modern kitchen, and a spacious living/dining room with patio doors to the South facing rear garden. The first floor accommodation includes a white three-piece bathroom suite and three bedrooms.

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## DESCRIPTION

This property benefits from NO ONWARD CHAIN and is ideally located for convenient access to Chester's city centre, public transport, local motorways, and a variety of everyday amenities. The three-bedroom end terrace home features UPVC double glazing and gas central heating, with internal accommodations that include an entrance hall, a reception hall, a modern kitchen, and a spacious living/dining room with patio doors leading to the rear garden. The first-floor landing provides access to a white three-piece bathroom suite and all three bedrooms.



## LOCATION

This property is situated less than 2 miles travelling distance of the city centre. Westminster Park is close by having an excellent parade of shops for everyday needs including Co-operative food store with a post office, a deli, butchers, fish mongers and a fruit and vegetable shop, local supermarkets are available in nearby Saltney. Within the area is good local schooling for nursery, primary and secondary education and the independent schools of King's and Queen's lie close by. The property is within easy walking distance of a frequent bus service to the city centre and beyond. Easy access is available to the A55 Chester Southerly by pass and motorway networks.

## DIRECTIONS

Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the third exit onto Hough Green/A5104, turn left onto Cliveden Road, turn right onto Kensington Road, continue onto Kensington Green, the property will be on the left.

## ENTRANCE HALL

The property is accessed through an opaque UPVC double-glazed front door, leading into an entrance hall. From here, a glazed door opens into the reception hall, and an additional door provides access to a storage/cloaks cupboard.



## RECEPTION HALL

13'3 x 5'5

The reception hall features wood block flooring, a built-in cupboard, a glazed door leading to the living room, and a sliding door opening to the kitchen. It also includes a radiator and stairs rising to the first-floor accommodation.



## LIVING/DINING ROOM

21'5 x 11'4

The living room continues the wood block flooring from the entrance hall and includes three radiators. A full-length window faces the front elevation, and a patio door opens to the rear garden.



## KITCHEN

8'2 x 7'3

The kitchen is fitted with a range of white wall, base, and drawer units, complemented by stainless steel handles and a woodgrain-effect work surface. It includes a stainless steel single-drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, electric hob with a stainless steel extractor hood above, and space and plumbing for a washing machine and fridge freezer. A window faces the rear elevation. The Ideal gas combination boiler is neatly housed within a corner cupboard.



## BEDROOM ONE

10'8 x 10'5

The bedroom features a full-length window facing the front elevation, a radiator, and a built-in double wardrobe.



## BEDROOM TWO

10'5 x 7'8

This bedroom includes a built-in wardrobe, a built-in storage cupboard, and a window facing the rear elevation with a radiator beneath it.



## BEDROOM THREE

7'2 x 6'3

This bedroom features a window facing the front elevation, a radiator, and a built-in wardrobe above the stairs.



## BATHROOM

5'3 x 6'2

The bathroom is fitted with a modern three-piece white suite, including an L-shaped panelled bath with a dual-head thermostatic shower and protective screen above, as well as a vanity unit housing a dual-flush low-level WC and a wash basin with a mixer tap. The walls are fully tiled, and the room features a chrome

heated towel rail. An opaque window faces the rear elevation.

## GARAGE

15'6 x 7'10

The garage features a timber-framed, single-glazed high-level window to the side, along with power and light. Access is provided through an up-and-over garage door.



## EXTERNALLY

To the front of the property, there is a small lawn and an interlocking garden path, along with off-road parking positioned in front of the single garage, which also features an external light. An iron gate provides side access to a Southerly-facing rear garden, which includes a decked patio area, a lawn, a timber shed, and is enclosed by a series of fence panels.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: B £1771

## ARRANGE A VIEWING

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

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

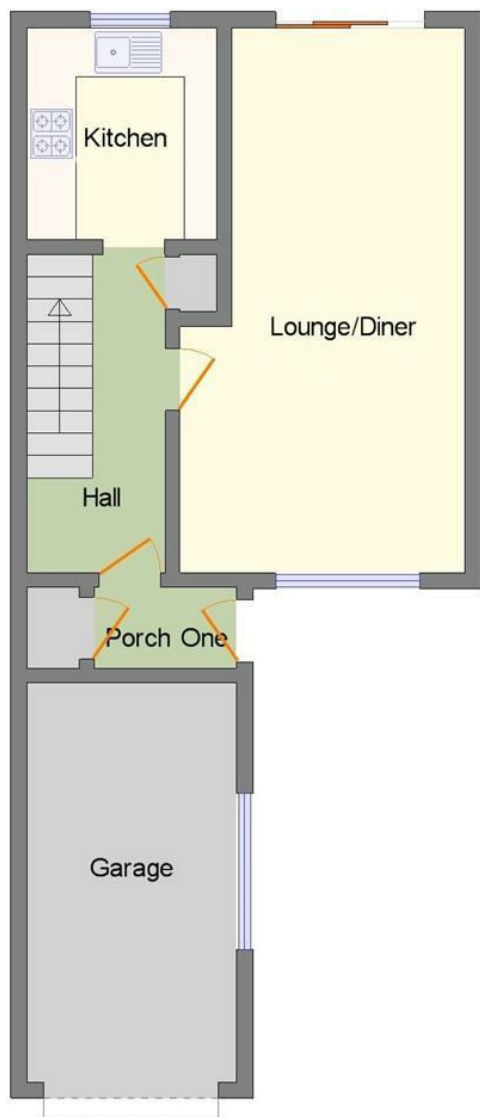
## SUBMIT AN OFFER

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

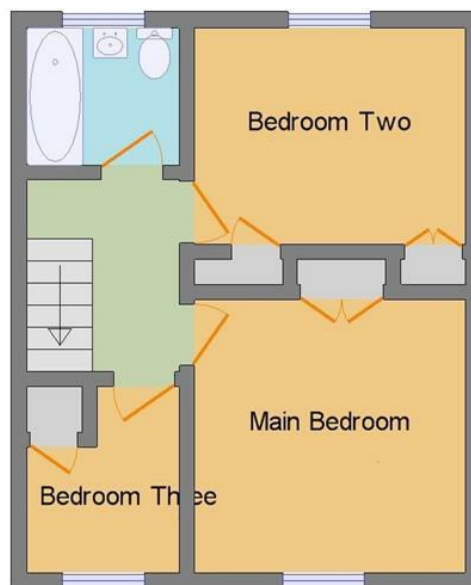
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

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 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |