

Town & Country

Estate & Letting Agents

Venables Road, Chester

£290,000



Located within a tranquil cul-de-sac on Venables Road in Blacon, this delightful, two-bedroom traditional detached bungalow offers adaptable accommodation, mature gardens, off road parking and a single garage, presenting an excellent prospect for those seeking an opportunity to improve or extend the current property to enable a comfortable and convenient lifestyle. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

The bungalow offers easy access to Chester City Centre and the Greyhound Retail Park. Having a wealth of charm and character this traditional detached bungalow offers adaptable accommodation including an entrance hall, a living room with a feature bay window, and a kitchen/dining room. The inner hall offers extra storage and houses the gas central heating boiler. With two bedrooms, a shower room and separate w.c. Situated on a large plot allowing potential purchasers to improve and extend to their desire. There is a well-stocked and beautiful attend front garden. Timber side access opens to the generously sized and well maintained mature rear garden. There is also parking available directly in front of the single garage.



LOCATION

This location offers excellent convenience for access to Chester city centre and the inner ring road, which connects to the M53 and M56 motorway networks. The nearby A548 also provides easy access to Queensferry and Deeside. The property is just a short walk from a regular bus service to the city centre and is surrounded by a variety of quality local amenities such as the Greyhound Retail Park offering a great selection of shops, while major supermarkets such as Asda, Tesco, and Aldi, are also within easy reach.

ENTRANCE HALL

13'2" x 4'5"

The property is entered through an opaque, leaded UPVC double-glazed front door, opening into a welcoming entrance hall. The hall features a radiator and provides access to the living room, kitchen/dining room, both double bedrooms, the shower room, and a separate WC.



LIVING ROOM

14'1" x 11'10"

Featuring a bay window facing the front elevation with a casting column style radiator, and opaque window faces the side elevation.



KITCHEN/DINING ROOM

8'2" x 12'2"

Installed with light oak style base units with an inset stainless steel single drainer sink unit with mixer tap, partially tiled walls, a radiator, windows facing the rear and side elevations and arch opens to the inner hallway and the door off opens to the pantry measuring 5'10" by 3'6" with a light, quarry tiled floor and an opaque window to the rear elevation.



INNER HALL

Having a quarry tiled floor with an insect doormat and a UPVC opaque double glazed door opening to the side elevation of the property A built-in cupboard measuring 5'8" by 3'1" which houses the gas Worcester combination boiler



BEDROOM ONE

11'10" x 11'10"

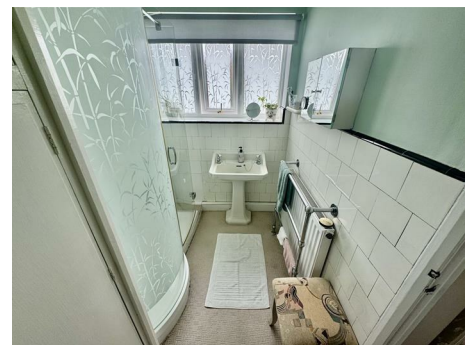
With a bay window facing the front elevation and a radiator below.



BEDROOM TWO

11'10" x 9'10"

Fitted with a range of wardrobes, luggage cupboards, and drawers with a window facing the rear elevation and a radiator below.



SHOWER ROOM

8'2" x 5'11"

Installed with an oversized shower enclosure with thermostatic shower and seat, a pedestal wash Home basin, a radiator and chrome towel rail, partially tiled walls and then opaque window to the rear elevation and in the corner of the room a fitted shelved floor to ceiling linen cupboard



SEPARATE WC

5'4" x 2'10"

With partially tiled walls, a radiator, and opaque window facing the rear elevation and installed with a dual flush low-level WC.



EXTERNALLY

Directly to the front of the property is a lawn garden with well stocked and beautifully attended shrub and planted beds and borders with timber side opening to the rear garden and off-road parking position directly in front of the garage. The main entrance door sits within a storm porch which has an overhead courtesy light and a quarry tile step. Timber side access leads to a paved seating area, continuing into a generously sized, beautifully maintained rear garden. This space is stocked with a colourful array of plants and shrubs and includes a timber summer house. The garden is enclosed by fence panels for privacy.



GARAGE

20'4 x 10'2

Accessed from the front via an up-and-over garage door. This pitched-roof garage benefits from power and lighting, with a timber pedestrian door and single-glazed window to the rear garden.

SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax: C £2126

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is

structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

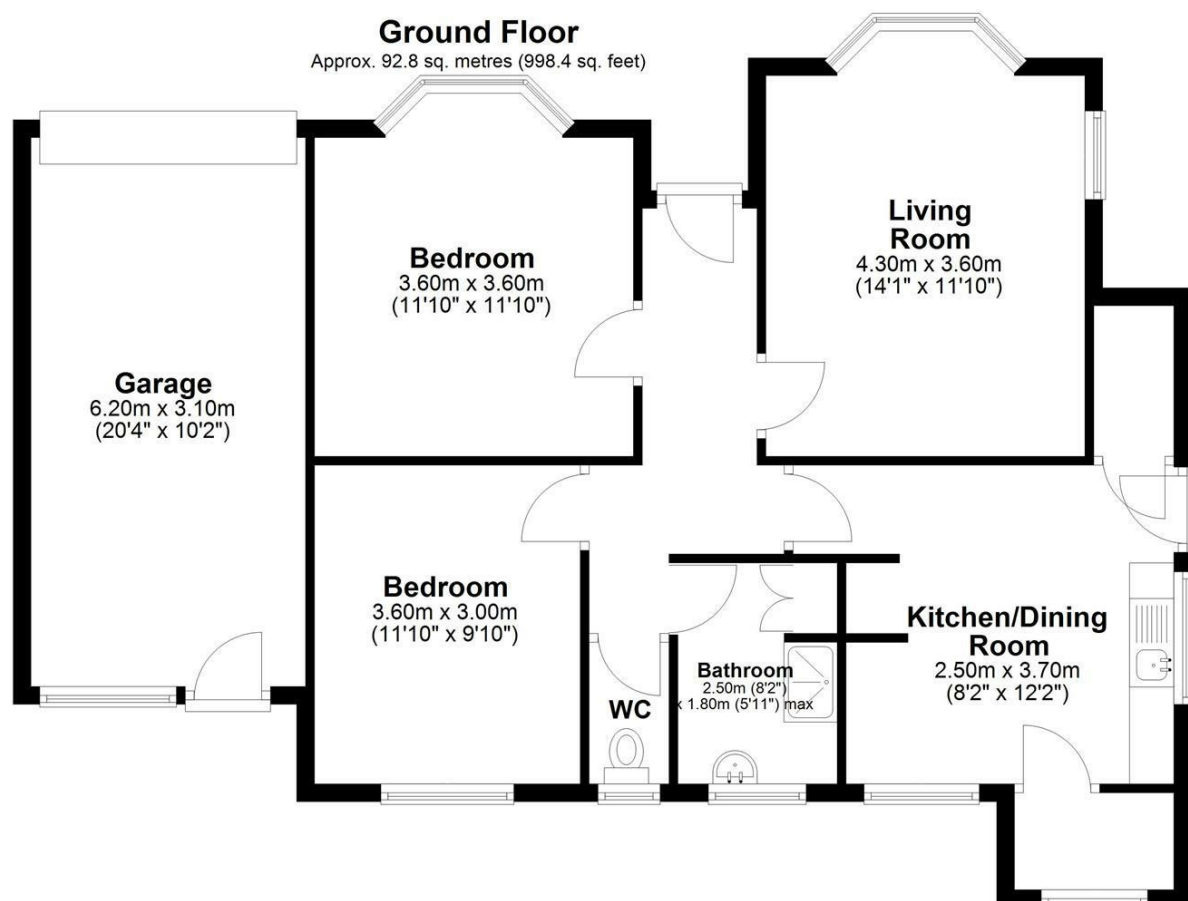
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

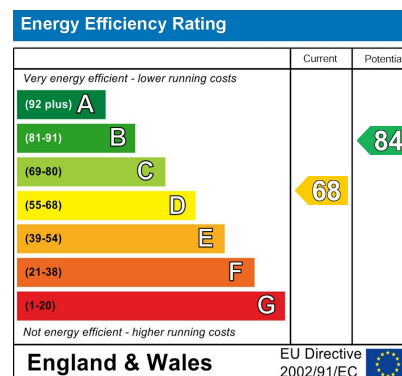
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Total area: approx. 92.8 sq. metres (998.4 sq. feet)



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