

# Town & Country

Estate & Letting Agents

Cawdor Drive, Vicars Cross

Offers In Excess Of £315,000



Nestled in the desirable suburb of Vicars Cross, this modern semi-detached house offers a perfect blend of comfort and style. This beautifully presented home boasts three spacious bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space.

This property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Viewing is highly recommended to fully appreciate the charm and quality this property has to offer.

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## DESCRIPTION

Occupying a corner position within this much sought-after Chester suburb, this beautifully presented, light and spacious three-bedroom semi-detached home must be viewed to be fully appreciated. Benefiting from gas central heating and UPVC double glazing, the accommodation briefly comprises: an entrance porch, an inviting entrance hall with glazed doors opening to the living room — featuring a Portuguese stone fireplace — and a well-appointed kitchen fitted with attractive contemporary gloss grey wall and base units. Off the kitchen is a utility room and cloakroom WC. The first-floor landing, with fitted storage cupboards, provides access to a modern white three-piece bathroom suite and three well-proportioned bedrooms.

Externally, the property offers off-road parking to the front, along with a gravelled bed and hedging, and timber-gated side access leading to a low-maintenance rear and side garden, predominantly paved with artificial lawn, all enclosed by timber fencing.



## LOCATION

The property is situated in Vicars Cross, a sought-after residential suburb on the eastern edge of Chester city centre. The area offers a quiet, family-friendly setting with convenient access to the A51 and M53, M56, and Chester railway station nearby making it ideal for commuters. Well-regarded local schools and amenities, including shops, parks, and regular bus services into Chester are located within the area making it an ideal location for families and professionals. The historic city centre is just a few minutes' drive away, offering a wide range of shopping, dining, and cultural attractions.

## DIRECTIONS

From our Chester branch head east towards Pepper Street/A5268. Continue to follow A5268, at the roundabout, take the 4th exit onto Grosvenor Street/A5268. Continue to follow A5268, turn right onto Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51. Continue to follow A51, turn left onto Green Lane, turn left onto Melrose Avenue, turn right onto Sandringham Avenue and turn left onto Cawdor Drive, the property will be located on the right and identified by our For Sale Sign.

## ENTRANCE PORCH

5'10 x 2'8

With quarry tile flooring and an internal opaque UPVC double-glazed door opening into the entrance hall.



## ENTRANCE HALL

16'9 x 4'8

An inviting entrance hall with woodgrain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation. Partially glazed doors open into the living room and kitchen



## LIVING ROOM

16'8 x 11'2

Featuring a continuation of the woodgrain-effect laminate flooring from the entrance hall, a window to the front elevation, and two radiators. The focal point of the room is a gas fire with a Portuguese stone feature surround.



## KITCHEN

11'6 x 11'4

Fitted with a ceramic tiled floor and a range of contemporary gloss grey wall and base units with complementary work surface space, incorporating a ceramic one-and-a-half bowl sink unit with mixer tap. There is space for a range cooker with a stainless steel and glass canopy extractor hood above and tiled splashback. A window faces the rear elevation, and an opaque partially glazed door opens into the utility room.



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## UTILITY ROOM

8'4 x 4'6

Having a fitted floor-to-ceiling cabinet housing a recently installed gas combination boiler. The ceramic tiled flooring continues from the kitchen, and there is a fitted work surface with space and plumbing beneath for a washing machine and tumble dryer. A high-level window faces the side elevation, a door opens to the cloakroom WC, and an opaque UPVC double-glazed door provides access to the rear garden.



### CLOAK ROOM

Fitted with a ceramic tiled floor, partially tiled walls, a high-level opaque window to the side elevation, a dual-flush low-level WC, and a wash hand basin with tiled splashback and vanity unit below.

### FIRST FLOOR LANDING

Having a built-in storage cupboard along with two fitted double-door cupboards running the length of one wall, providing ample storage. There is access to the loft space and doors opening to the bathroom and all three bedrooms.



### BEDROOM ONE

13'8 x 8'6

With a built-in over-stairs storage cupboard, a window to the front elevation, and a radiator below.



### BEDROOM TWO

11'3 x 11'0 (max)

With a window to the rear elevation and radiator below.



### BEDROOM THREE

10'1 x 7'5

With a window to the front elevation and radiator below.



### BATHROOM

6'8 x 6'1

Appointed with a modern white suite comprising a panelled bath with electric shower and glass screen above, a dual-flush low-level WC, and a pedestal wash hand basin with mixer tap. There is a ceramic tiled floor, partially tiled walls, a radiator, and an opaque window to the rear elevation.



### EXTERNALLY

Situated in a corner position, the property benefits from ample off-road parking to the front and side, along with hedging to both aspects and a white gravelled and stocked flower bed. Timber-gated side access leads to the side and rear of the property, and there is an external light beside the entrance door.

A timber gate opens onto a paved pathway leading to a plastic double-door storage shed. The garden features artificial lawn extending to a paved seating area, along with outside lighting and a water supply. The garden is fully enclosed by timber fence panels.



### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C

### 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.

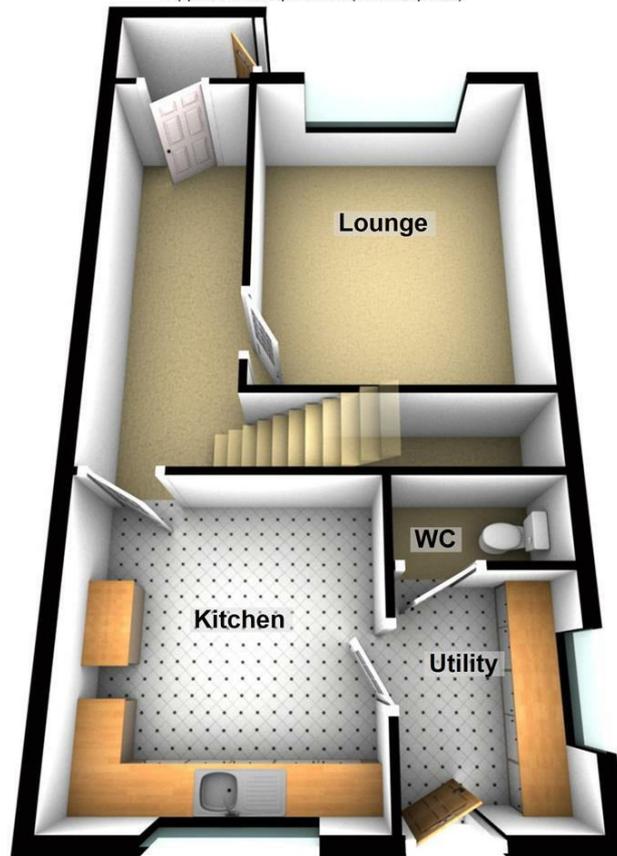
### MORTGAGE SERVICES

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.**

**Ground Floor**

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	