

Town & Country

Estate & Letting Agents

Cornwall Street, Chester

£215,000



This charming two bedroom Victorian mid terrace is an ideal purchase for a first-time buyer, investor or those looking to live close to Chester City Centre, Hoole or Chester train station. The property benefits from gas central heating and double glazing, offering adaptable accommodation, having an enclosed rear courtyard and a residents parking scheme. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Nestled in the charming area of Newtown, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. The adaptable accommodation is ready to move into and comprises of a vestibule, two inviting reception rooms, a modern kitchen /breakfast room, providing a lovely space for casual dining and entertaining with the advantage of a patio door leading out to the rear courtyard. The First floor landing has two bedrooms off and a modern bathroom with a three piece bathroom suite. One of the standout features of this property is the low maintenance enclosed rear courtyard, having pedestrian access to the rear and offering a private outdoor space perfect for al fresco dining. Parking is on-street and subject to a permit secured through CWAC Residents Parking Scheme. The location is particularly appealing, as it is within walking distance of the vibrant Hoole area, Chester city centre, and the train station, making it an excellent choice for those who appreciate easy access to local amenities and transport links.



LOCATION

The property enjoys a highly convenient location within walking distance of both Chester city centre and the vibrant suburb of Hoole. Chester is renowned for its historic Roman walls, picturesque River Dee, excellent shopping, leisure and dining facilities, together with attractions including the Rows, Chester Racecourse and Grosvenor Park. Hoole is one of Chester's most sought-after suburbs, offering a fantastic selection of independent cafés, restaurants, bars, boutiques and everyday amenities, creating a thriving community atmosphere. Chester railway station is also within easy reach, providing direct services to Liverpool, Manchester, Birmingham, London and North Wales. The area is well served by local schools and regular bus services, while excellent road links via the A41, A56 and A55 provide convenient access to the M53, M56, North Wales and the wider motorway network, making it an ideal location for both commuters and families.

DIRECTIONS

From our Chester office: Head north on Lower Bridge Street and at the traffic lights take the 1st left onto Grosvenor Street. At the roundabout, take the 3rd exit onto Nicholas Street and go through two roundabouts and continue to follow A5268. Turn left onto St Anne Street and turn right onto Cornwall Street.

VESTIBULE

The property is entered through a glazed timber panelled front door, opening into a vestibule with an inset doormat well and an internal door leading to the living room.



LIVING ROOM

11'1 x 9'8

Featuring timber laminate flooring, a radiator, and a timber-framed single-glazed window to the front elevation. An internal door leads to an inner hallway, which includes an under-stairs storage cupboard with lighting.



SITTING/DINING ROOM

11'1 x 11'0

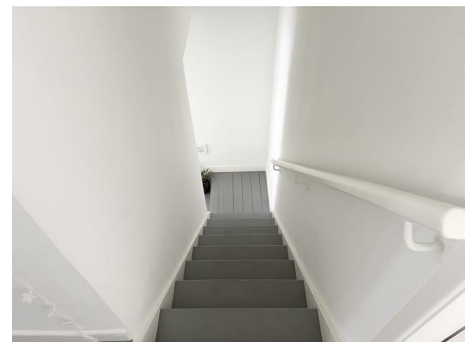
This room continues the wood grain-effect laminate flooring from the living room. It features a radiator, a single-glazed window overlooking the kitchen/breakfast room, and stairs rising to the first-floor accommodation.



KITCHEN/BREAKFAST ROOM

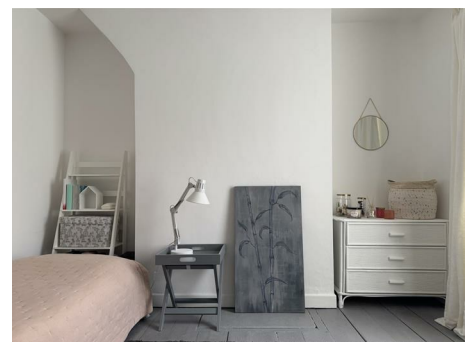
10'2 x 8'5

Fitted with base units housing a stainless steel single-drain sink with mixer tap and tiled splashback. There is also a housing cupboard and plumbing for a washing machine. A single-glazed timber-framed window faces the rear elevation, and there is a radiator. A patio door opens to the rear courtyard garden.



FIRST FLOOR LANDING

With exposed floorboards, access to the loft, and doors opening to both bedrooms and the bathroom.



BEDROOM ONE

11'1 x 9'9

With exposed floorboards, a radiator, and a single-glazed timber-framed window to the front elevation.



BEDROOM TWO

11'2 x 7'6

Also featuring exposed floorboards and a large built-in storage cupboard over the stairs, housing a wall-mounted Vaillant boiler. A single-glazed timber-framed window overlooks the rear elevation.



BATHROOM

8'1 x 4'1

Fitted with a white three-piece suite comprising a panelled bath, dual-flush low-level WC, and pedestal wash basin. The bathroom also features exposed floorboards, part-tiled walls, a radiator, and an opaque single-glazed timber-framed window to the rear.



REAR COURTYARD GARDEN

10'5 x 10'8

A low-maintenance courtyard garden enclosed by walls, with a timber gate providing rear pedestrian access.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: B £1,860.00

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.

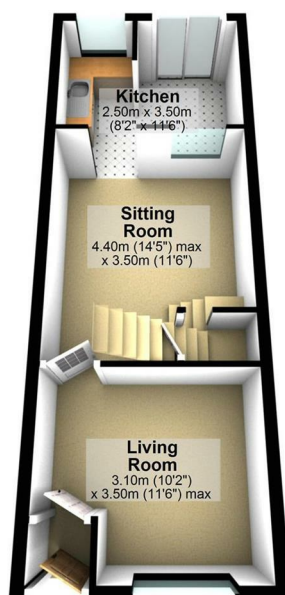
The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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

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.