Town & Country
Estate & Letting Agents

Tarvin Road, Boughton

Offers In The Region Of £210,000









This delightful Victorian two bedroom end-terrace house offers a perfect blend of classic character and modern convenience. Well-proportioned and conveniently located close to Chester city centre. The property benefits from a separate living and dining room, a modern fitted kitchen and bathroom. Externally, having a secure rear yard and an adjacent car parking space. Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

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DESCRIPTION

Nestled on Tarvin Road within the Boughton area of Chester, this Victorian end-terrace is ideal for couples, small families, or those seeking a comfortable retreat. Having been freshly decorated, with newly fitted carpets to the stairs and first-floor rooms, the property offers light and airy accommodation throughout. Upon entering, you are welcomed by a spacious living room providing an inviting space for relaxation and entertainment, adjacent to this, a separate dining room and kitchen complete with integrated appliances. Having two well-proportioned bedrooms and a stylish bathroom. Externally the secure rear yard is a true highlight, complete with timber decking and artificial grass, creating a low-maintenance outdoor space perfect for hosting barbecues. Additionally, the convenience of an adjacent car parking space adds to the appeal of this lovely home. With its prime location in Boughton, residents can enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to embrace the vibrant lifestyle Chester has to offer.



LOCATION

Situated on Tarvin Road in Chester, the property benefits from a convenient location close to the city centre, offering a range of local shops, supermarkets, cafés, pubs and restaurants. There are several nearby primary and secondary schools, along with local parks and leisure facilities. Chester city centre provides an excellent choice of shopping, dining and entertainment, while Chester railway station and local bus services offer convenient transport links. The property is also well placed for access to the A55, M53 and M56 motorway networks, providing connections to North Wales, Liverpool and Manchester, making it an ideal location for commuters and those wishing to enjoy the amenities of Chester and the surrounding areas.

DIRECTIONS

From our Chester branch, head north on Lower Bridge Street towards Grosvenor Street/A5268, Turn right onto Pepper 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, the property will be located on the right hand side.



LIVING ROOM

11'11 x 12'1

The property is accessed via a black composite four-panel entrance door with a glazed fanlight, leading into the Living Room. The living room features a tall white UPVC window to the front aspect, overlooking Tarvin Road, and a radiator. A cupboard houses the electricity meter, consumer unit and gas meter. The room benefits from a chimney breast, oak-effect laminate flooring, freshly painted white walls and a white flush door. There is also a chrome three-spotlight ceiling fitting and a door leading to the dining room.





DINING ROOM

10'5 x 12'1

The dining room has a white UPVC window overlooking the side of the property, a radiator and stairs leading to the first floor. Further features include oak-effect laminate flooring, freshly painted white walls, a white flush door, a fibre broadband access point and a chrome three-arm ceiling light fitting. A door leads through to the kitchen.





KITCHEN

7'11 x 6'6

The kitchen is fitted with an array of white high-gloss slab-style wall and base units, complemented by an oak-effect laminate worktop and charcoal-grey metro-style wall tiles. There is a stainless-steel sink with mixer tap, a Lamona single electric fan oven, electric hob and stainless-steel chimney-style extractor hood. Space is provided for a washing machine and a small fridge-freezer. Additional features include a wall-mounted Worcester gas combination boiler, a white UPVC window overlooking the rear yard, a radiator, a three-spotlight ceiling fitting and light-grey wood-effect laminate flooring. The walls have been freshly painted white. A black composite door with four square glazed panels provides access to the side car park.

FIRST FLOOR

The staircase, newly carpeted in beige, leads to the first floor, where there are two bedrooms and a bathroom. The landing features a white-painted banister, freshly painted white walls, a radiator and a smoke alarm. Doors lead to both bedrooms and the bathroom.



BEDROOM ONE

12'0 x 11'11

A well-proportioned double bedroom featuring a white UPVC window to the front aspect, overlooking Tarvin Road. The room benefits from a radiator, pendant ceiling light fitting, newly fitted beige carpet and a white slatted-panel door. There is also access to the loft.



BEDROOM TWO

10'6 x 6'2

The second bedroom features a white UPVC window overlooking the side car park, a radiator, pendant ceiling light fitting and newly fitted beige carpet.



BATHROOM

7'10 x 6'10

The bathroom comprises a white P-shaped bath fitted with a thermostatic shower and shower screen, a white washbasin set within a vanity unit with a monobloc mixer tap, and a white porcelain WC set within a charcoal-grey unit.
The room is finished with grey oak-effect cushioned vinyl flooring and grey ceramic wall tiles extending to the ceiling. Further features include a large skylight, three ceiling spotlights, an extractor fan, a chrome heated towel rail and a white slatted-panel door.





EXTERNALLY

To the rear of the property is a secure, enclosed yard with wooden fencing. The yard features a raised timber-decked area and a small section of green artificial grass, providing a low-maintenance outdoor space. A side gate gives access to the car park, where the property benefits from one adjacent parking space.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax Banding: B

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

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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.

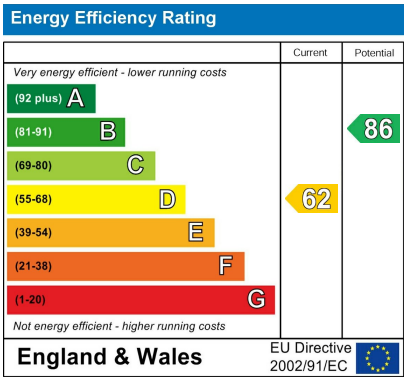
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