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Kimberley Terrace, Boughton

£235,000

A rare find, combining elegance, comfort, and a desirable location. This charming Victorian mid terraced canal-side cottage, renovated to a high standard throughout. Having a wealth of charm and character in a desirable location along the calming Shropshire union canal. Offering a beautiful outlook with views of the iconic Water Tower and lovely walks into Chester City. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Nestled along the picturesque canal-side this charming mid-terrace cottage offers a delightful blend of modern living and traditional character. Beautifully renovated throughout, including a full damp course, rewiring, new heating system, re plastered & re decorated throughout. This property is perfect for individuals or couples seeking a tranquil retreat. Kimberley terrace presents an excellent opportunity for those looking to embrace a serene lifestyle in one of Chester's most sought-after areas. The stunning accommodation includes a living room featuring a wood burning stove, a newly fitted contemporary kitchen with Bosch integrated appliances, and an extended dining/garden room. The first floor has access to the double bedroom, office/dressing room and the stylish en suite shower room. The property also has the advantage of a loft room accessed via a loft ladder.

LOCATION

Kimberley Terrace, is situated in the popular residential area of Boughton, benefits from a convenient location close to a wide range of local amenities, including supermarkets, independent shops, cafés, schools, healthcare facilities and leisure amenities. Hoole and Chester city centre is within easy reach, offering an excellent selection of shopping, restaurants, bars and historic attractions. The area also benefits from access to canal-sidewalks and outdoor recreational spaces. Transport links are good, with local bus services and Chester railway station providing connections to surrounding towns and major cities. Road links are convenient, with access to the A51, A55, M53 and M56 motorways, making the location well suited to commuters travelling throughout Cheshire, North Wales and the wider Northwest.

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, turn left onto Spital Walk and Kimberley Terrace will be located on the right hand side.

LIVING ROOM

11'9" x 11'9"

Upon entering through the white, panelled uPVC front door, you are welcomed into a cosy, open-plan living and kitchen area, finished with stylish oak-effect luxury vinyl tile (LVT) flooring. The living room features a chimney breast with a wood-burning stove, a tall anthracite radiator and fresh white décor. A uPVC window overlooks the canal, while conveniently positioned power points on the chimney breast provide the option for a wall-mounted TV. There is plenty of space to create a comfortable and inviting seating area.

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KITCHEN

11'9" x 10'9"

The newly refitted kitchen features contemporary dark green wall and base units, complemented by marble-effect laminate worktops and elegant brass handles. A breakfast island provides seating for up to three bar stools, creating a practical and sociable space.

Integrated Bosch appliances include a dishwasher, washing machine, induction hob, fan-assisted oven, extractor hood, microwave and fridge-freezer. A white composite sink with a brass Schock mixer tap adds a stylish finishing touch.

Further features include a tall anthracite radiator, recessed spotlights, a heat detector, white décor and oak-effect LVT flooring. Brushed brass sockets and switches coordinate beautifully with those in the living room. Stairs lead to the first floor, while a glazed white door opens into the garden / dining room.

GARDEN/DINING ROOM

11'1" x 7'6" max

This versatile space features tongue-and-groove wall panelling alongside exposed brickwork painted in a calming sage green.

Traditional red quarry tiles provide character underfoot. A white uPVC door leads out to the rear yard, which is accessed from the alleyway via a wooden gate. A practical wooden clothes-drying rack is suspended from the ceiling using a pulley system.

BEDROOM

11'9" x 10'9"

A spacious and airy double bedroom featuring oak-effect laminate flooring, fresh white décor and a white pendant light fitting. The uPVC front window enjoys a lovely outlook over the canal and water tower. Additional features include a radiator and a recently installed Worcester combination boiler.

LANDING & STAIRS

The landing and stairs feature fresh white décor, beige loop-pile carpeting and recessed spotlights. A smoke alarm provides added peace of mind. Solid oak-veneer doors, finished with black door furniture, lead to the bedroom and office / dressing room.

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OFFICE/DRESSING ROOM

10'9" x 5'2"

A versatile space ideal for use as a home office or dressing room, featuring white décor, oak-effect laminate flooring and a uPVC window overlooking the rear. Further features include a radiator, recessed spotlights, a sliding oak-veneer pocket door leading to the en-suite shower room, and access to the loft room.

EN SUITE SHOWER ROOM

7'10" x 6'2"

A newly fitted and reconfigured en-suite shower room, finished in a contemporary style. Features include a white countertop basin with a black pillar mixer tap, a black heated towel radiator and a white WC. The shower comprises a white tray, a black-framed shower door and a thermostatic black shower fitting, complemented by marble-effect aqua wall panels. Additional features include an Xpelair in-wall extractor fan, recessed spotlights and black slate-effect click laminate flooring.

LOFT ROOM

Accessed via a loft ladder and hatch, the loft room features white-painted tongue-and-groove wall and ceiling panelling, a black up-and-down wall light and power points. Beige loop-pile carpeting provides a practical finish, while skylights bring in natural light and eaves storage offers useful additional space.

EXTERNALLY

The property has the advantage of lovely views over the Shropshire Union Canal and an added benefit of a resident parking scheme (subject to availability).

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SERVICES TO PROPERTY

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

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.

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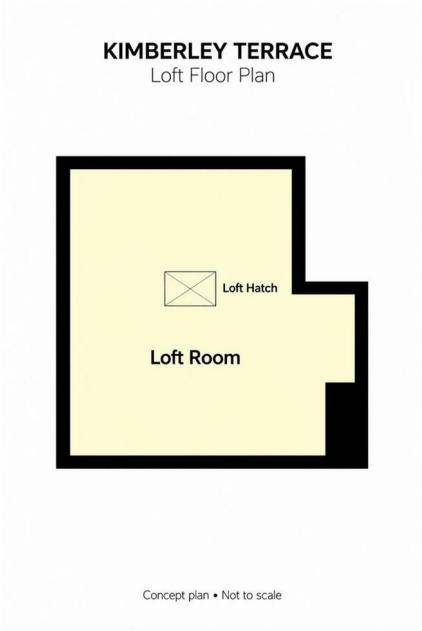

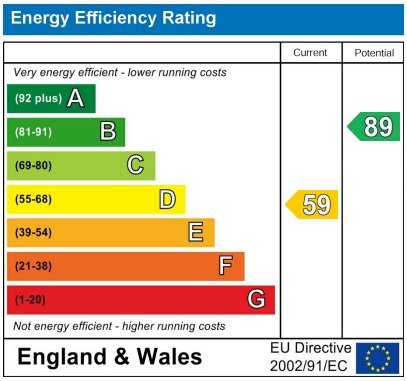

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