





24 Commonhall Street, Chester

£375,000 Freehold

BUILT IN 1889 & DESIGNED BY THOMAS LOCKWOOD • BEAUTIFUL GRADE II LISTED SEMI-DETACHED HOME • SET WITHIN THE HEART OF CHESTER CITY CENTRE • TWO DOUBLE BEDROOMS • STONES THROW FROM POPULAR SHOPS, BARS AND RESTURANTS • NO ONWARD CHAIN • PERMIT PARKING CAN BE APPLIED FOR • VIEWING HIGHLY RECOMMENDED

CHANGING HOME

Grade II listed 2 bed semi, built in 1889, with period features and modern style in Chester city centre. No chain. Permit parking available. Close to shops, bars, and restaurants.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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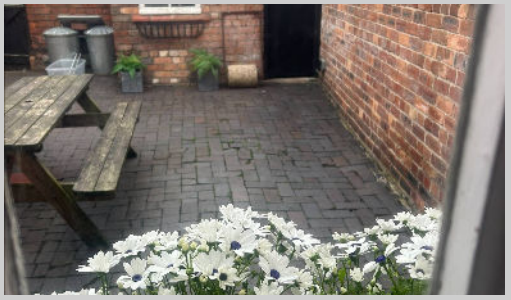
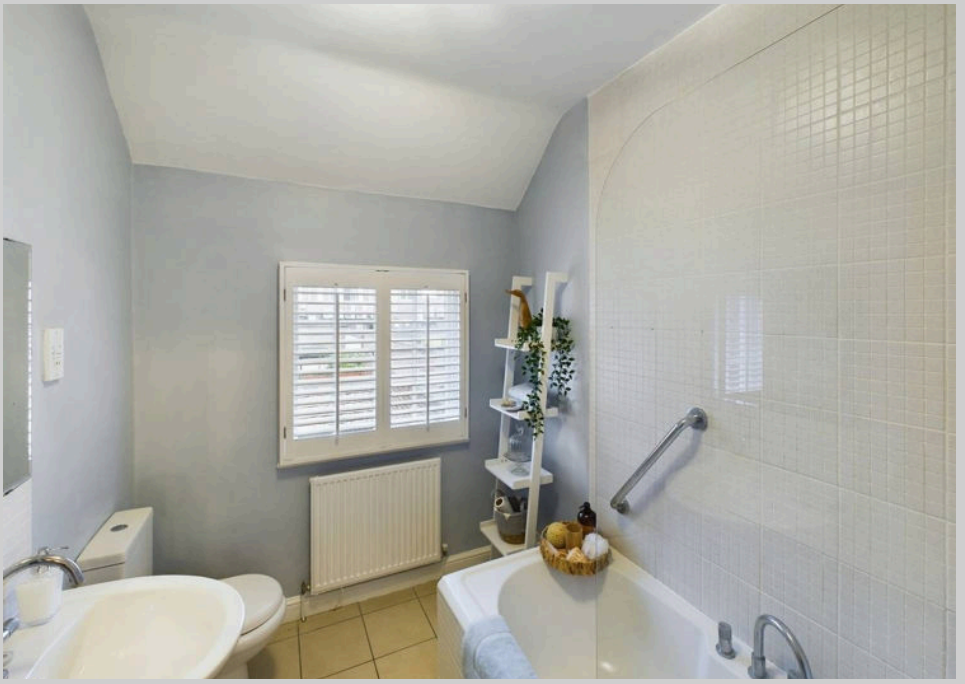




Location
The property is set in the very heart of Chester City Centre just off Bridge Street and within the historic city walls. Stones throw from popular bars, cafes , shops and restaurants. Chester Railway Station is within walking distance.

Porch
2' 9" x 4' 7" (0.85m x 1.39m)
Accessed via a timber front door.

Living Room
11' 11" x 15' 5" (3.63m x 4.69m)
With timber frame windows, staircase to upper floor, radiator and fireplace with log burner.

Kitchen/Dining Room
10' 11" x 15' 8" (3.32m x 4.77m)
Kitchen with floor and wall base units, wood effect worktop, gas hob with extractor over, neff oven, stainless steel sink basin, integral fridge/freezer, timber frame window, wall mounted worcester combi-boiler, laminate flooring and partly tiled walls. Dining area with radiator, laminate flooring, pantry cupboard and timber door leading to rear courtyard.

Landing
603' 8" x 3' 2" (184.00m x 0.97m)
With airing cupboard and loft access.

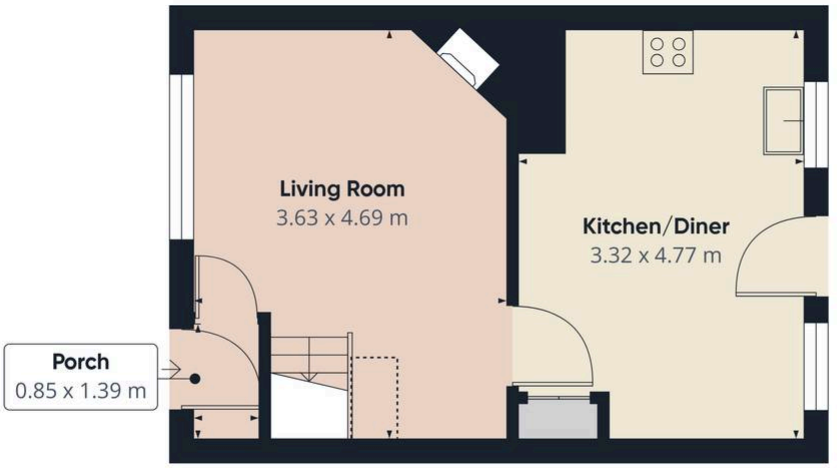
Bedroom One
12' 6" x 15' 3" (3.80m x 4.66m)
With timber frame windows, original fireplace, loft access and storage cupboard

Bedroom Two
10' 11" x 8' 8" (3.32m x 2.65m)
With timber frame windows, orginal fireplace and radiator.

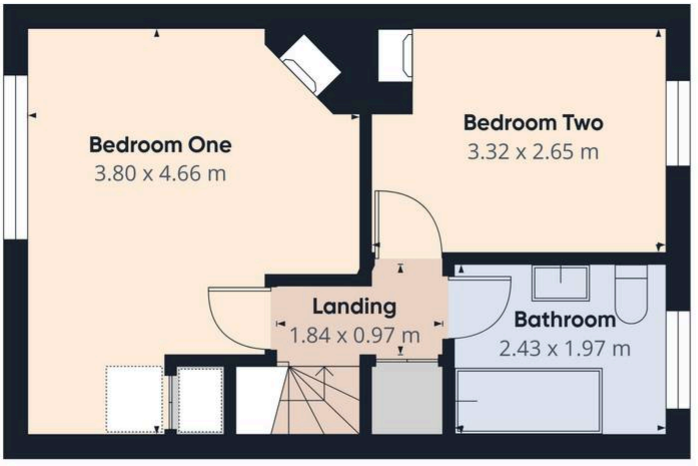
Bathroom
8' 0" x 6' 6" (2.43m x 1.97m)
With white suite consisting of W/C, wash hand basin and bath. Mains powered shower with shower screen. Tiled walls and flooring. Heated towel rail, radiator and timber frame window.

Outside
To the rear of the property is a good sized gated courtyard and an outbuilding.

Parking
The property is eligible for permit parking costing around £80 per year.



Floor 0





Floor 1

Approximate total area(1)

61.5 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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