



St. Anne Street, Chester

£250,000

SHORT WALK TO CHESTER CITY CENTRE & HOOLE • THREE DOUBLE BEDROOMS • IMMACULATE THROUGHOUT • ATTRACTIVE REAR GARDEN • NO ONWARD CHAIN • IDEAL FOR A FIRST TIME BUYER OR INVESTOR • TWO BATHROOMS • VIEWING HIGHLY RECOMMENDED

Spacious 3 double bed, 2 bath mid-terrace in Newtown near City Centre and Hoole. Front and rear gardens, gas central heating, new UPVC windows. No chain. Ideal for first-time buyers or investors.

Council Tax band: A

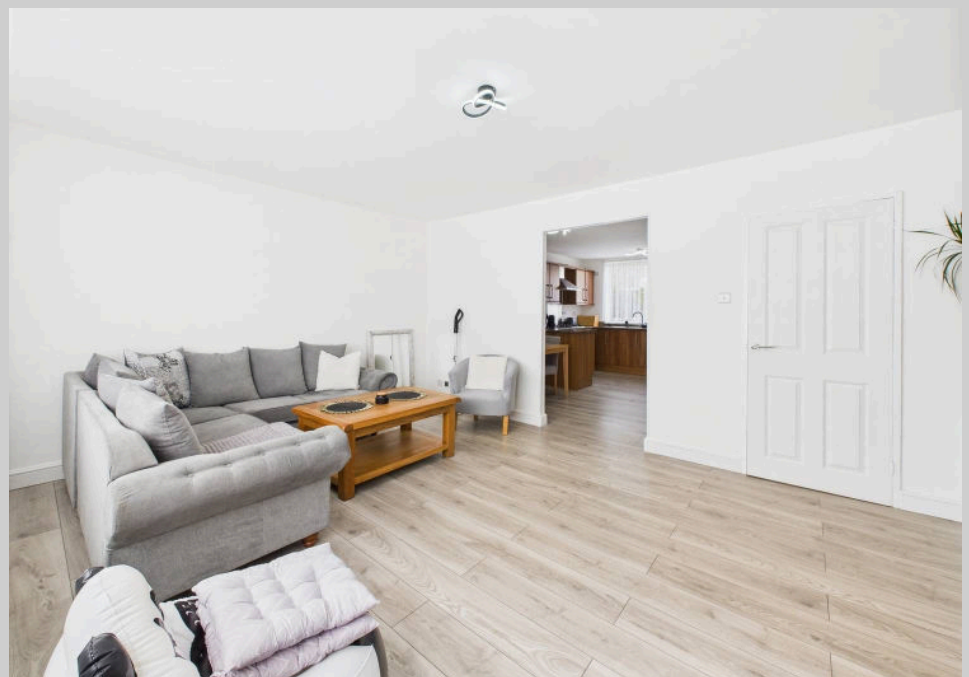
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hall

5' 8" x 15' 3" (1.73m x 4.65m)

Accessed via a UPVC front door with frosted glass panels, utility cupboard, laminate flooring, staircase to first floor and radiator.

Cloakroom

2' 7" x 6' 9" (0.79m x 2.05m)

With W/C, tiled shower cubicle with mains powered shower, tiled flooring and frosted UPVC window.

Kitchen/Dining Area

8' 11" x 15' 3" (2.71m x 4.64m)

Kitchen with floor and wall base units, 1/2 stainless steel sink unit, 4 ring gas hob with extractor over, integral oven & grill, space for washing machine, cupboard housing combi-boiler, laminate flooring and UPVC double glazed window. Dining area with storage cupboard, space for a free standing fridge freezer and laminate flooring.

Living Room

17' 7" x 12' 6" (5.36m x 3.80m)

With laminate flooring, underfloor heating, radiator and UPVC double glazed window and door leading to rear garden.

Landing

2' 11" x 8' 2" (0.89m x 2.48m)

With newly fitted carpets and loft access.

Bedroom One

8' 8" x 11' 9" (2.65m x 3.59m)

With newly fitted carpets, UPVC double glazed window and radiator.

Bedroom Two

9' 0" x 16' 0" (2.74m x 4.87m)

With newly fitted carpets, UPVC double glazed window and radiator.

Bedroom Three

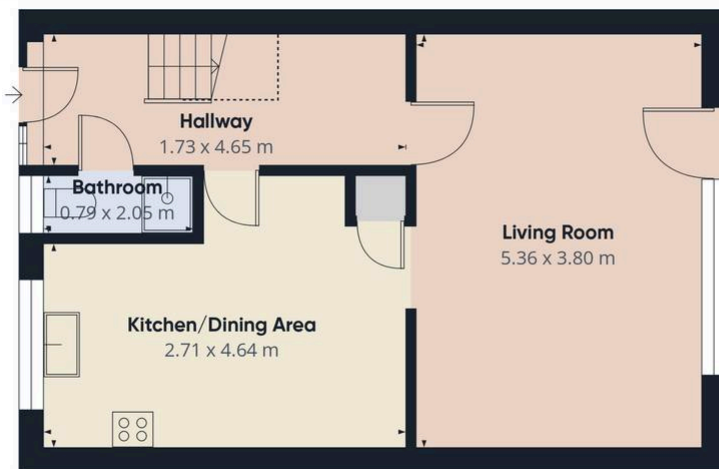
8' 6" x 12' 5" (2.58m x 3.78m)

With newly fitted carpets, UPVC double glazed window and radiator.

Bathroom

8' 8" x 6' 9" (2.63m x 2.06m)

With W/C, wash hand basin, panelled bath with main powered shower, tiled walls and flooring, radiator, extractor fan and frosted UPVC window.



Floor 0



Floor 1

Approximate total area⁽¹⁾

87.4 m²

Reduced headroom

1 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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