

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated within the City Walls, this two bedroom townhouse is located in one of Chester's most desirable areas, just a couple of minutes walk from the centre Chester. The freehold property benefits from two bedrooms and secured gated parking and offers views towards the racecourse.

FULL DESCRIPTION

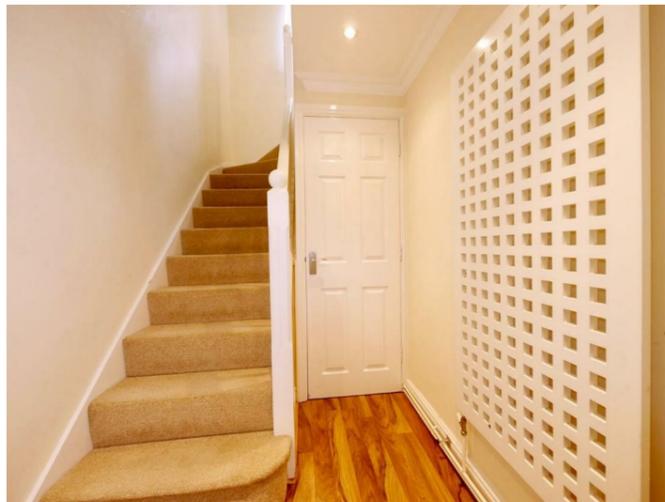
Located within the City walls, this two bedroom freehold townhouse is set over three floors and is ideally situated for those wanting City Centre Living. The accommodation briefly comprises, entrance hallway, utility area, first floor landing, modern kitchen with integrated appliances, a living room with space for dining table, second floor landing, two bedrooms and a modern bathroom with three piece suite.

Outside there is an allocated parking space with is secured and accessed via double metal gates.

The Town House is located a few metres from the iconic City Walls and within easy walking distance of the City Centre, where you can find a range of shops bars and restaurants. The racecourse, River Dee and retail parks can also be accessed easily and for those who travel, links to the M53/M56 motorways are approximately five minutes drive.

ENTRANCE HALLWAY

With a solid oak entrance door with glazed panel, wood effect flooring, coved ceiling, recessed spotlights and a radiator. Alarm panel, door leading to the utility area and staircase rising to the first floor.



UTILITY AREA

With space and plumbing for a washing machine and work surface over.

FIRST FLOOR LANDING

Having a rear aspect double glazed sash window, coved ceiling, wood effect flooring and staircase rising to the second floor.

LIVING/DINING AREA

Having two double glazed sash windows which provide views towards the racecourse and directly onto the city walls. With wood effect flooring, television and telephone points and a radiator.



KITCHEN

Fitted with a range of high gloss wall and base level units with complementary granite effect work surfaces over. Integrated electric oven and grill with four ring touch control induction hob and stainless steel extractor fan above. Integrated fridge freezer, integrated dishwasher and inset stainless steel sink and drainer unit with mixer tap and tiled splashback. With tiled flooring, recessed spot lights, a radiator and a front aspect double glazed sash window with views towards the racecourse.



SECOND FLOOR LANDING

With doors to the two bedrooms and bathroom.

BEDROOM ONE

A double bedroom with a front aspect double glazed sash window overlooking the Roman City walls and Chester racecourse. With a built in wardrobe, recessed spot lights and a radiator.



BEDROOM TWO

With two front aspect double glazed sash windows with views towards the racecourse and over the city walls. With recessed spot lights, loft access and a radiator.



BATHROOM

A modern bathroom which is fitted with a suite comprising; a panelled bath with glazed shower screen and wall mounted electric Mira shower, a low level wc and pedestal wash hand basin with mixer tap. With tiled walls, tiled flooring, recessed spot lights, extractor, double glazed sash window and a heated towel rail/radiator.

OUTSIDE

Located within the City walls, the property has a lovely outlook and looks directly over the Roman walls and towards Chester Racecourse. Secured gated access provides entry to the parking area which has one allocated parking space.

ADDITIONAL INFORMATION

Tenure - We understood the property to be Freehold.

Although purchasers should verify this through their solicitor.

Council Tax Band D - Cheshire West and Chester.

Services - We are advised that there is mains gas, electricity, water and drainage are connected.

We understand that there are no formal service charge arrangements. A contribution may be necessary towards the maintenance or repair of any communal areas such as the repair and service of the electric gates. Purchasers should seek clarification with their solicitor.

VIEWINGS

Viewings are strictly by appointment only.