



Tarvin Road | Boughton | Chester | CH3 5EE

£250,000

A neat and well appointed modern two bedroom mid mews home with garden and parking set to the rear. Within the heart of popular Boughton and with Chester City Centre within walking distance. Downstairs WC. Ideal first time buyer home. Early viewing advised.

Property Description

LOCATION

The property is set within the heart of popular Boughton. There are local shops and pubs within a short walk. Chester City Centre is within walking distance and the main road network is easily accessed via the A55.

HALL

With radiator and wood effect laminate floor.

LOUNGE

10' 2" x 11' 10" (3.1m x 3.61m) plus bay. With a UPVC double glazed bay window and radiator. Coved ceiling.

KITCHEN

13' 5" x 9' 6" (4.09m x 2.9m) With a range of fitted floor and wall units. 1 1/2 bowl sink unit. Integral fridge/freezer and dishwasher. 5 ring gas hob with oven and grill below and extractor over. Space for a washing machine. Tiled floor, radiator and recessed spotlights.

DINING ROOM

8' 8" x 7' 6" (2.64m x 2.29m) With 2 Velux roof windows. Wood effect laminate floor. UPVC double glazed French doors and windows to the rear.

WC

Accessed via a small inner porch and with a white WC and wash hand basin. Radiator, tiled floor and frosted UPVC double glazed window.

LANDING

With built in cupboard with combi boiler, radiator and loft access.



BEDROOM 1

13' 5" x 8' 9" (4.09m x 2.67m) With fitted wardrobes, UPVC double glazed bay window and further UPVC double glazed window. Ceiling fan and light.

BEDROOM 2

6' 7" x 9' 9" (2.01m x 2.97m) With radiator and UPVC double glazed window.

BATHROOM

5' 5" x 6' 5" (1.65m x 1.96m) With a white suite of a WC, wash hand basin and paneled bath with shower. partly tiled walls, radiator and frosted UPVC double glazed window.

PARKING

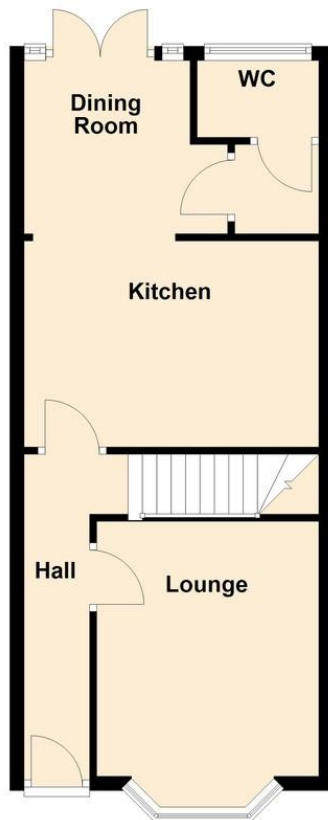
Immediately to the rear of the property is a parking space.

OUTSIDE

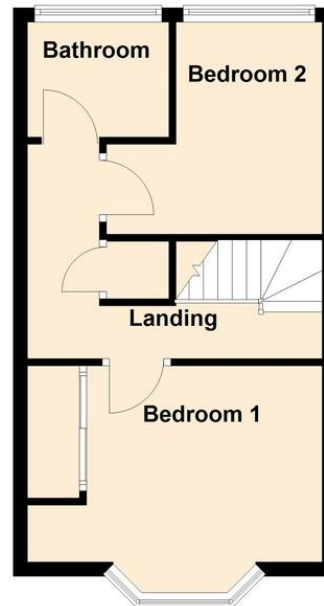
To the front is a small lawn. At the rear is a low maintenance enclosed garden with a patio and gravel area and garden shed.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements