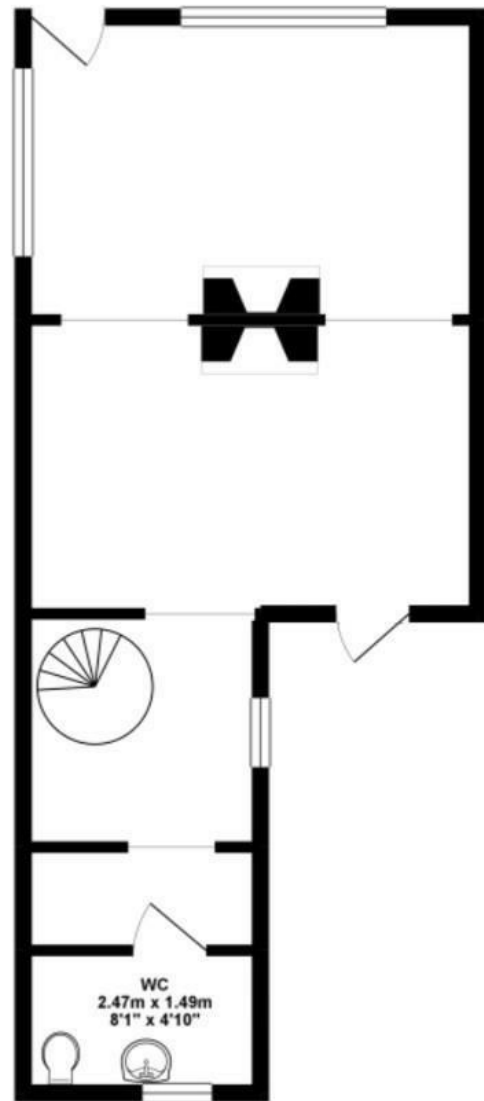
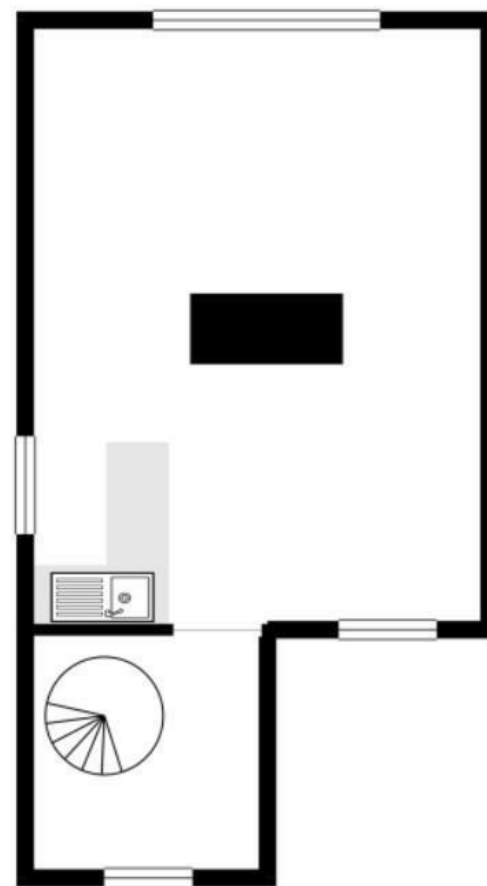


GROUND FLOOR 41.71 sq. m.
(448.97 sq. ft.)



1ST FLOOR 35.64 sq. m.
(383.60 sq. ft.)



TOTAL FLOOR AREA: 77.35 sq. m. (832.56 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

For Sale by the Modern Method Of Auction, with a starting bid of £280,000 plus reservation fee is this truly unique cottage which is positioned within the heart of Chester City Centre and benefiting from a good sized rear garden.

FULL DESCRIPTION

For Sale by the Modern Method Of Auction, with a starting bid of £280,000 plus reservation fee is this unique detached cottage which is positioned next to the iconic City Walls.

The property was converted from a two bedroom residential cottage into commercial property in 2007 and has been run as a successful Hair Salon for a number of years. Having benefited from a high level finish the property also comes with a good sized rear garden.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

GROUND FLOOR

RECEPTION ROOM ONE

Having front and side aspect sash windows, a feature central fireplace with living flame gas fire, recessed spot lights and a designer radiator.

RECEPTION ROOM TWO

Having a tiled floor built in storage units with integrated fridge, central fireplace, recessed spot lights and rear aspect door opening to the garden.



REAR HALL

With a side aspect double glazed window, tiled floor and spiral staircase rising to the first floor.

UTILITY AREA

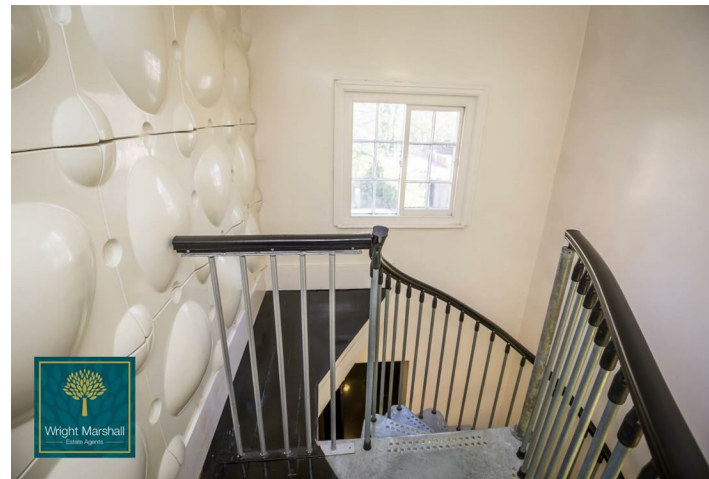
With a tiled floor and wall mounted wash hand basin. Door opening to the WC.

WC

Fitted with a low level wc and wash hand basin. Having fully tiled walls and floor and an obscured window to the rear.

FIRST FLOOR LANDING

With a rear aspect window and wooden flooring.



RECEPTION AREA THREE

A large space which was formally two bedrooms. With a vaulted ceiling with feature beams, triple aspect sash windows, wooden flooring, wall mounted wash hand basin and three designer radiators.



OUTSIDE

To the front of the property there is a low maintenance

garden, entered through a wrought iron gate, with hedged boundary and a side gateway leading along side the property to the rear garden.

The rear garden is a particular feature being larger than average, bounded by the City Wall of Chester with a brick wall on the opposite side giving added privacy.

