



# THE TOWN HOUSE

City Walls, Chester

**Rickitt**  
Partnership

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## City centre town house within the City Walls

Modern town house ♦ Two bedrooms ♦ Sitting/  
dining room ♦ Within The City Walls ♦ Secure  
parking space ♦ EPC D

A modern three storey two bedroom town house located within the Chester City Walls. The property is arranged over three floors with sitting room and kitchen on the first floor with two bedrooms and bathroom on the second floor. There is one secure parking space with the house.

### Ground Floor

#### Entrance Hall

Staircase to first floor. Wall mounted radiator. Under stairs cupboard housing wall mounted boiler. Work surface with space below for washing machine.

### First Floor

#### Sitting Room

Two double glazed windows to front. Under stairs cupboard. Wall mounted radiator.

### Kitchen

A range of base and wall units with marble effect work surface above and insert stainless steel sink unit with mixer tap. Fitted electric oven with four ring hob and extractor fan above. Fitted Hotpoint dishwasher. Integrated fried/freezer. Tiled splash back. Tiled flooring. Double glazed window to front. Radiator.





## **Second Floor**

### **Landing**

#### **Bedroom One**

Double glazed window to front. Over stairs cupboard. Radiator.

#### **Bedroom Two**

Two double glazed windows to front. Access to loft. Radiator.

### **Bathroom**

Bath with shower over, hand wash basin with mixer tap and low level WC. Tiled walls and flooring.

Double glazed frosted window to rear. Wall mounted heated towel rail.

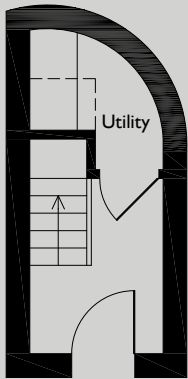
### **Outside**

There is a space to the rear, providing off road parking for one vehicle, via metal gates.

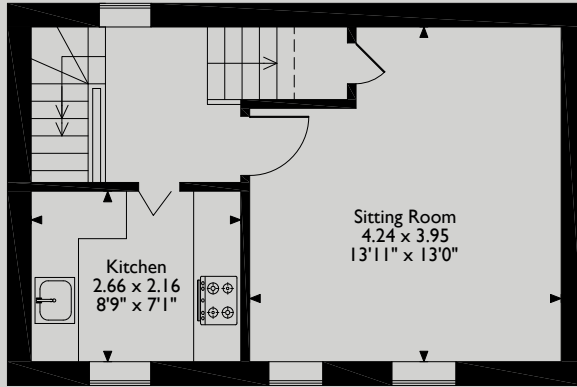


# Floorplans

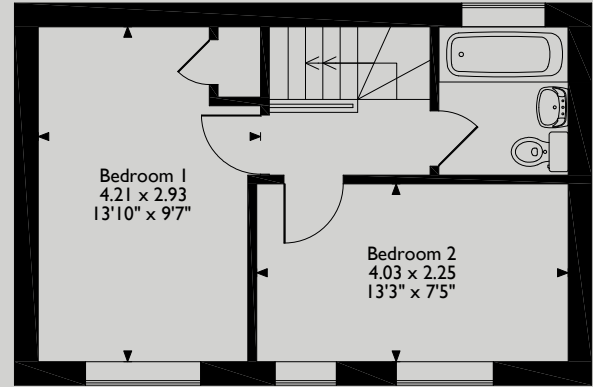
Total gross internal area = 684 sq ft / 62 sq m  
For identification purpose only. Not to scale.



**Ground Floor**



**First Floor**



**Second Floor**



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