



27 SHAFTESBURY AVENUE

Vicars Cross, Chester

Rickitt
Partnership

Semi detached on a larger corner plot

Semi detached house ♦ Three bedrooms ♦ Two reception rooms ♦ New shower room in 2023 ♦ Rewired and new boiler in 2023 ♦ Large corner plot ♦ NO CHAIN ♦ EPC D

Description

A delightful 1930's three bedroomed semi detached house on a large corner plot in Vicars Cross. The property has two reception rooms, with a new shower room, new boiler and rewire completed in 2023. The larger than average corner plot and garden could allow for the property to be extended, subject to planning permission and building regulation. The plot is on three sides of the house, along with a detached garage.

Entrance Porch

Tiled floor.

Entrance Hall

Open staircase to first floor with small cupboard below. Wood block flooring. Radiator.

Sitting Room

Large double glazed window to front. Wood block flooring. Radiator.

Dining Room

Large double glazed window to rear. Wood block flooring. Wall mounted radiator.

Kitchen

Range of base and wall units with granite effect work surface above with stainless steel sink unit with mixer tap. Space for electric cooker with extractor fan above. Tiled splash back. Space for washing machine. Pantry with frosted double glazed window to side. Double glazed window to side. Radiator.





Rear Hall

Part frosted double glazed door to rear.

Cloakroom

Low level WC. Wall mounted gas fired boiler. Frosted double glazed window to rear.

First Floor Landing

Exposed timber flooring. Frosted double glazed window to side.

Bedroom One

Large double glazed window to front. Exposed timber flooring. Radiator.

Bedroom Two

Large double glazed window to rear. Exposed timber flooring. Radiator.

Bedroom Three

Double glazed window to front. Exposed timber flooring. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin. Part tiled walls. Part exposed brick wall. Frosted double glazed window to rear. Access to loft. Wall mounted heated towel rail.

Outside

The house sits on a large corner plot. To the front, there is a small gravelled area with path leading to front door. To the side, there is a lawned garden area. The rear has a lawned garden area with patio area.

Detached Garage

Double doors to the front. Two small windows and door to side with a window to the rear. Power and light.

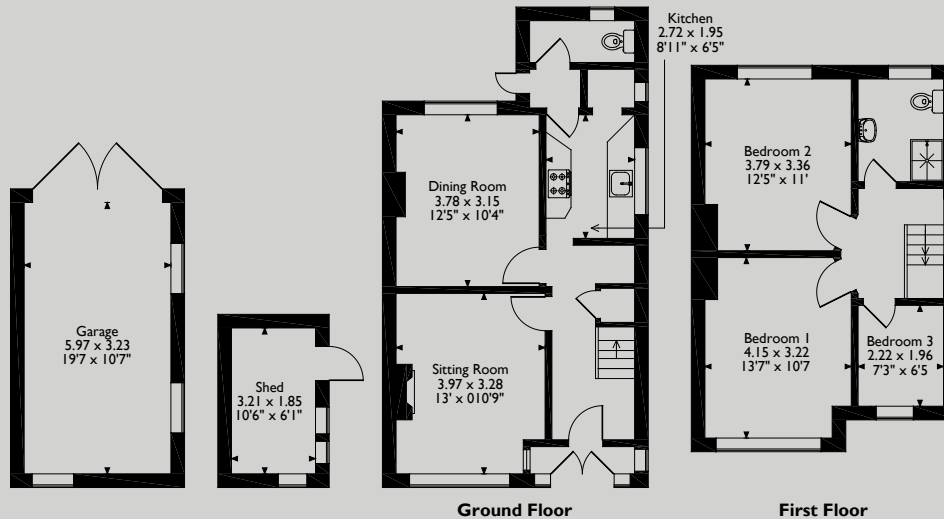
Property Information

The council tax is band C. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



Floorplans

27 Shaftesbury Avenue, Vicars Cross, Chester
Approximate Gross Internal Area
Main House = 86 Sq M/ 926 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 111 Sq M/1196 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.