

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**38 Curzon Park South**  
Curzon Park, Chester, Cheshire  
CH4 8AB

**Price**  
**£700,000**

\* DESIRABLE TREE LINED ROAD \* BEAUTIFULLY PRESENTED THROUGHOUT. An attractive three bedroom detached house located along Curzon Park South, a desirable tree-lined road in the sought after suburb of Curzon Park. The property is ideally situated within walking distance of the city centre and with good access to Chester Business Park and the A55 Expressway. The accommodation briefly comprises: entrance hallway with Karndean flooring, large living room/dining area with feature fireplace and two picture windows overlooking the rear garden, separate sitting room with feature bay window and fireplace, modern fitted kitchen with integrated cooking appliances and open-plan to the breakfast room, spacious landing area, principal bedroom with fitted wardrobes and a well appointed en-suite shower room, bedroom two with fitted wardrobes and bay window overlooking the front, bedroom three and a well appointed family bathroom with bath and separate shower. Externally there is an easy to maintain gravelled garden at the front with shrubbery and a block paved driveway with five-bar wooden gate leading to a single garage with electronic remote controlled door. To the rear the garden has been professionally landscaped with an extensive Indian stone flagged patio and pathways, neatly laid lawn and barked borders being enclosed by wooden panel fencing. If you are looking for a detached house in a desirable location close to the city, then we strongly urge you to view.

LOCATION



ENTRANCE HALLWAY



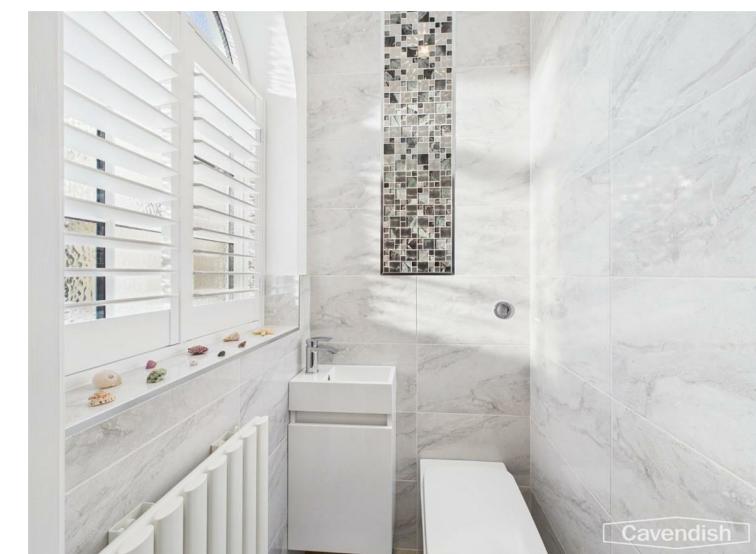
Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the city's largest and most prestigious residences. Curzon Park also houses the Chester Golf Club and is also conveniently within walking distance of the city's amenities. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

THE ACCOMMODATION COMPRISES:

Bespoke wooden panelled entrance door with arched double glazed window light above, Karndean vinyl wood effect parquet style flooring, double radiator with thermostat, picture rails, ceiling light point, smoke alarm, and staircase to the first floor. Oak panelled doors to the living room/dining room, sitting room, kitchen and downstairs WC.

DOWNSTAIRS WC

1.02m x 0.97m (3'4" x 3'2")



Contemporary white suite which chrome style fittings comprising: low level WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, radiator with thermostat, tiled floor, recessed LED ceiling spotlight, and double glazed arched window with obscured glass and shutters.



DIRECTIONS

From Chester City centre proceed over the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park North. Then take the first turning left into Curzon Park South. Follow Curzon Park South and the property will be found after some distance on the left hand side.

TENURE

\* Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

\* Council Tax Band F - Cheshire West and Chester.

AGENT'S NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.

\* The property has 12 'Solar Edge Voltare' panels made by Sunpower which were installed in 2014. These are mounted on the front elevation on a feed-in tariff which is fixed until February 2034 (the payments have averaged

approximately £700-£800 over the last 2-3 years).

\* The property is on a water meter.

\* The property is protected by a burglar alarm.

\* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

\* The flooring in the hallway, kitchen and garden room is Karndean.

\* During 2017/18, the property was subject to a comprehensive scheme of modernisation and improvement to include: electrical upgrading with a new consumer unit; a new central heating boiler with a pressurised hot water cylinder and new radiators except for the radiators in the bay window to the garden room; new kitchen; new bathroom and en-suite; two new fireplaces with electric fires; new internal doors; and new flooring.

\* The rear garden has recently been professionally landscaped.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

\*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PW

OUTSIDE FRONT



OUTSIDE REAR



The property occupies a delightful position along a picturesque tree-lined road. To the front there is a gravelled garden with barked border being enclosed by wooden fencing and a low brick boundary wall with a metal gate and block paved pathway. A block paved driveway, with five-bar wooden gate, leads to a single garage. Contemporary outside lighting and external power point. A wooden gate to the right hand side of the property provides access to the rear garden. Integral store to side, and outside water tap.



SINGLE GARAGE

5.31m x 3.07m overall (17'5" x 10'1" overall)

Remote controlled electronic up and over sectional door, UPVC double glazed leaded window with obscured glass, wall mounted Baxi condensing gas fired central heating boiler, electric meter, electrical consumer unit, gas meter, inverter for the solar panels, fluorescent strip light, and power point.

SITTING ROOM

3.73m plus deep bay window x 3.73m (12'3" plus deep bay window x 12'3")



KITCHEN

4.14m max x 3.00m (13'7" max x 9'10")



To the rear, the garden has been professionally landscaped and designed for ease of maintenance with an extensive Indian stone flagged patio and pathways, barked borders with small shrubs and trees, and a neatly laid lawn. The garden is fully enclosed by 'Jacksons' wooden panelled fencing and enjoys a good degree of privacy. Timber built garden shed.



Feature double glazed leaded bay window with shutters overlooking Curzon Park South at the front, UPVC double glazed leaded window with shutters to the side, decorative coving, two ceiling light points with dimmer switch controls, double radiator with thermostat, television aerial point, and composite micro marble fireplace and hearth with a Pryzm electric log-effect fire.

LIVING ROOM/DINING AREA

6.38m x 3.71m (20'11" x 12'2")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with brushed stainless steel mixer tap. Fitted four-ring Neff ceramic electric hob with glass splashback, Neff extractor above, and two built-in Neff electric fan assisted ovens and grills. Plumbing and space for dishwasher, recessed LED ceiling spotlights with dimmer switch controls, Karndean vinyl tiled effect flooring, burglar alarm control pad, and UPVC double glazed window to side, Opening to the breakfast room.

BREAKFAST ROOM

3.66m x 3.18m (12' x 10'5")



A large entertaining room featuring two UPVC double glazed picture windows enjoying views into the rear garden, two ceiling light points with dimmer switch controls, double radiator with thermostat, TV aerial point, and micro marble fireplace and hearth with Pryzm electric log-effect fire.

Fitted with a matching range of kitchen units incorporating a cupboard with drawer and glazed display cabinet above; and a dresser style unit with space for concealed washing machine and tumble dryer, fitted worktop, drawers, display shelving, and two glazed cabinets. Space for tall fridge/freezer, UPVC double

glazed bay window with Thomas Sanderson' fitted blinds and three double radiators with thermostats, space for breakfast table and chairs, recessed LED ceiling spotlights, Karndean vinyl tiled effect flooring, and UPVC double glazed door to outside.

**FIRST FLOOR LANDING**



Spacious landing area with original tall coloured leaded glass window on the half landing, single radiator with thermostat, picture rails, ceiling light point, wall light point, UPVC double glazed leaded window to front, access to part-boarded loft space with retractable aluminium ladder. Oak panelled doors to the principal bedroom, bedroom two, bedroom three, bathroom and airing cupboard.

**BEDROOM ONE**

3.48m x 3.10m (11'5" x 10'2")



Fitted with a range of bedroom furniture incorporating full height wardrobes, a dressing table with six drawer unit beneath and integral mirror above, wall storage cupboards and two matching bedside cabinets. UPVC double glazed leaded window overlooking the front, ceiling light point, coved ceiling, and single radiator with thermostat. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**  
2.49m x 1.50m max (8'2" x 4'11" max)



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and sliding glazed door; low level WC with concealed dual-flush cistern; and a wall mounted wash hand basin with mixer tap and two storage drawers beneath. Fully tiled walls, vinyl flooring, tall ladder style towel radiator, recessed ceiling LED spotlights, extractor, recessed mirror fronted cabinet with integrated light and shaving point, recessed display shelving with back mirror, glass shelf and downlight, and UPVC double glazed window with obscured glass.



**BEDROOM TWO**  
3.78m plus deep bay window x 3.78m (12'5" plus deep bay window x 12'5")



Feature UPVC double glazed leaded bay window overlooking the front with shutters and curved radiator with thermostat, UPVC double glazed leaded window to side with shutters, coved ceiling, ceiling light point, and full height fitted wardrobe with three sliding mirrored doors having hanging space and shelving.

**BEDROOM THREE**

4.01m x 3.18m (13'2" x 10'5")



Fitted with a modern range of bedroom furniture incorporating full height wardrobes, UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator with thermostat.

**BATHROOM**  
2.97m x 2.16m (9'9" x 7'1")



Well appointed suite in white with chrome style fittings comprising: panelled bath with wall mounted mixer tap; tiled shower enclosure with mixer shower, glazed shower screen and sliding glazed door; a wall mounted wash hand basin with mixer tap and two storage drawers beneath; and low level dual-flush WC. Fully tiled walls, recessed LED ceiling spotlights, extractor, electric shaving point, vinyl flooring, tall ladder style radiator, and two UPVC double glazed obscured glass windows.



**AIRING CUPBOARD**  
1.60m x 0.74m (5'3" x 2'5")

Pressurised hot water cylinder with slatted shelf and UPVC double glazed obscured glass window.