

1 Neville Drive, Great Boughton, Chester, CH3 5TR

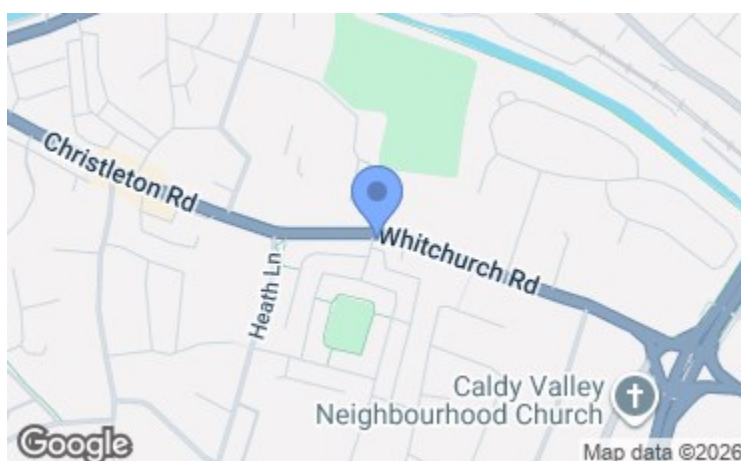
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

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



1 Neville Drive
Great Boughton, Chester,
CH3 5TR

Offers Around
£280,000

* EXTENDED TO REAR * POPULAR AREA * GOOD OFF-ROAD PARKING. A three bedroom end townhouse conveniently situated within Boughton, close to a wide range of nearby amenities and both primary and secondary schooling. The accommodation briefly comprises: entrance hall, living room with cast-iron log burner, impressive open-plan dining kitchen/family room, downstairs WC, landing, 3 bedrooms and bathroom with modern white suite. The property benefits from double glazed windows and has gas fired central heating. Externally, there is a lawned garden at the front with a gravel driveway extending to the side. To the side there is a further lawned area with garden shed whilst to the rear there is an Indian stone paved terrace.



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LOCATION

The property is conveniently situated close to Boughton which provides three parades with a wide range of shops for every day needs including a newsagents and post office, two butchers, a Co-op food store, and a number of takeaway outlets. Waitrose and Aldi are within walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



Composite entrance door with double glazed inserts, double radiator with thermostat, uPVC double glazed window to side, ceiling light point, laminate wood strip flooring and staircase to the first floor. Door to living room.

LIVING ROOM

4.67m x 3.91m (15'4" x 12'10")



Chimney breast with slate hearth and wooden mantel housing a cast-iron log burner, provision for wall mounted flat screen television, ceiling light point, smoke alarm, double radiator with thermostat, laminate wood strip flooring and uPVC double glazed window overlooking the front. Opening to the open-plan dining kitchen/family room.





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TIMBER BUILT GARDEN SHED

3.53m x 1.63m (11'7" x 5'4")

With power and light.

DIRECTIONS

Proceed out of the City through Boughton and at the new Rightway store turn right and then immediately left onto the Christleton Road. Follow the Christleton Road, past the turnings for Stocks Lane and Heath Lane, and then take the turning right into Neville Drive. The property will then be found after a short distance on the left-hand side.

TENURE

* Tenure - Freehold, purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester County Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* There are Nest controls for the central heating system.

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/SLC

KITCHEN/DINING ROOM

5.72m max x 4.78m (18'9" max x 15'8")



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A large open-plan room incorporating a dining kitchen and family room fitted with a modern range of white high gloss fronted base and wall level units incorporating units with laminated worktops. Inset one and half bowl sink unit and drainer with extendable mixer tap. Integrated Bosch microwave, fridge/freezer, washing machine and dishwasher. Matching island unit with cupboards, drawers and worktop with fitted four-ring touch control ceramic hob, ceiling mounted extractor above and built-in electric double oven and grill. Space for dining table and chairs and further seating if required, double radiator with thermostat, recessed ceiling spotlights, two pendant light points, laminate wood strip flooring, uPVC double glazed window to rear, uPVC double glazed window to side and uPVC double glazed door to outside. Door to downstairs WC.



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DOWNSTAIRS WC

Low-level dual flush WC with sink and mixer tap, tiled splashback, wall mounted Ideal Vogue 32 GEN2 combination condensing gas fired central heating boiler, ceiling light point, extractor and laminate wood strip flooring.

FIRST FLOOR

LANDING



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With uPVC double glazed window to side, spindled balustrade, ceiling light point, smoke alarm, carbon monoxide alarm and access to the loft space. Original wooden panelled doors to bedroom 1, bedroom 2, bedroom 3 and bathroom.

BEDROOM 1

3.91m x 3.56m (12'10" x 11'8")



uPVC double glazed window overlooking the front, ceiling light point and double radiator with thermostat.

BEDROOM 3

2.92m x 2.16m (9'7" x 7'1")



uPVC double glazed window overlooking the front, double radiator with thermostat and ceiling light point.

BEDROOM 2

3.48m x 2.54m (11'5" x 8'4")



uPVC double glazed window overlooking the rear, double radiator with thermostat and ceiling light point.

BATHROOM

2.06m x 1.50m (6'9" x 4'11")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, wall mounted thermostatic mixer shower over with canopy style rain shower head and glazed shower screen; wall mounted wash hand basin with mixer tap and storage cupboard beneath; and low-level dual flush WC. Fully tiled walls, mirror fronted medicine cabinet, chrome ladder style towel radiator, tiled floor, recessed LED

ceiling spotlights, Xpelair extractor and uPVC double glazed window with obscure glass.

OUTSIDE FRONT



To the front there is a lawned garden with wooden sleeper edging and a double width stone driveway which extends to the side. External letterbox. A wooden gate at the side provides access to the side and rear garden.



OUTSIDE SIDE & REAR



To the side and rear there is a lawned garden and extensive flagged patio being enclosed by wooden fencing. Timber built garden shed, outside water taps and outside light.

