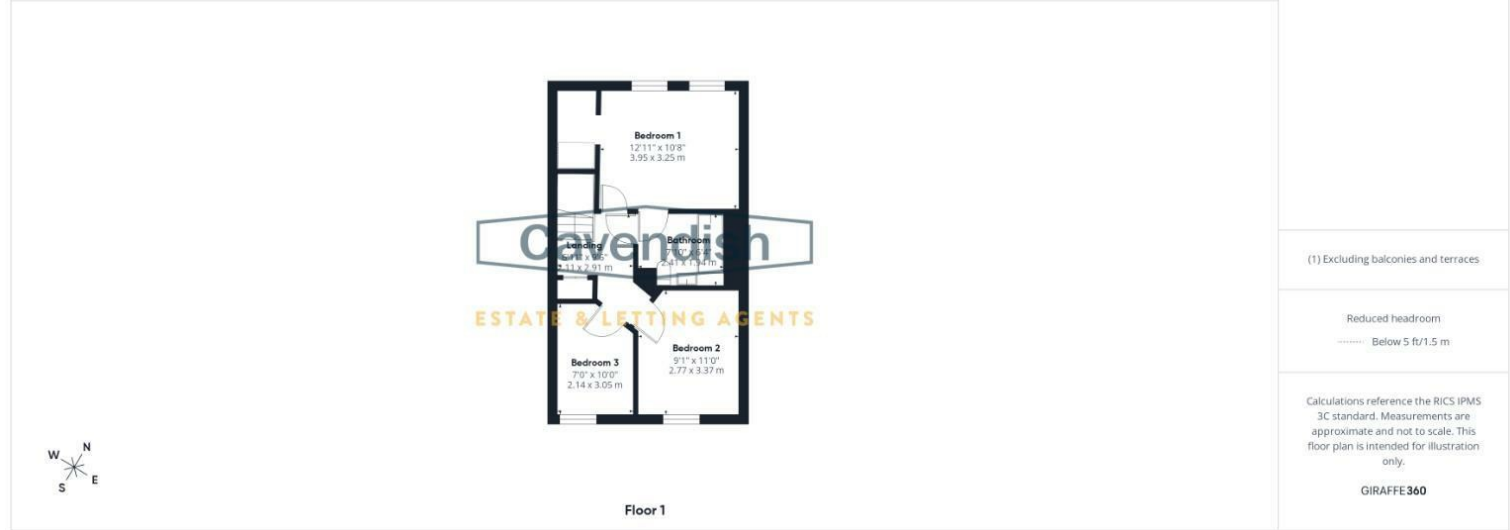


2B Overleigh Road, Chester, CH4 7HL



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 

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.



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2B Overleigh Road

Chester,
CH4 7HL

Offers Over

£360,000

Two allocated parking spaces and a private rear garden are just two of the standout features of this well-presented three-bedroom home, ideally positioned in a convenient location just a short walk over the Shipgate Bridge into the heart of Chester.

The property offers a ready-to-move-into finish throughout, with spacious and versatile accommodation including a bright open-plan living space and a modern fitted kitchen complete with a useful breakfast bar.

There are three generous-sized bedrooms, with the master bedroom benefiting from a fitted wardrobe, along with a well-appointed family bathroom.

A particularly useful large entrance hallway provides excellent storage, while the property also benefits from a modern combination boiler.

To the rear is a private garden, laid mainly to lawn with a paved patio seating area, providing an attractive and practical outdoor space.

With two allocated parking spaces, a private rear garden, generous accommodation, an excellent Chester location and no onward chain, this is a fantastic opportunity for buyers looking for a home ready to move straight into.

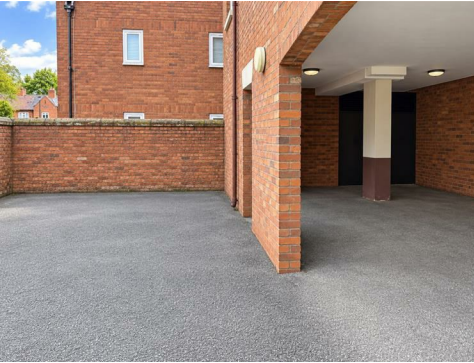
Location

Overleigh Road is ideally situated within the highly sought-after Handbridge area of Chester, just across the River Dee from the city centre. The historic centre of Chester is within easy walking distance, with the Shipgate Bridge providing a convenient route into the city. Handbridge itself offers an excellent range of local amenities, including independent shops, cafés, restaurants and everyday conveniences. The area is also close to the picturesque River Dee and The Meadows, providing lovely opportunities for riverside walks and outdoor recreation. There are well-regarded schools nearby, together with excellent road links providing access to Chester and the wider region. With its combination of city-centre convenience, local amenities and attractive surroundings, Handbridge remains one of Chester's most popular residential areas.

Front Exterior

To the front, the property forms part of a traditional red brick terrace with sash windows and a variety of painted front doors, all set neatly along a quiet residential street.

Allocated parking



There is a covered parking area to the rear of the property providing sheltered parking.

Hallway

1.19 x 2.97 m (3'10" x 9'8")

A large entrance hallway featuring coat hooks and storage recesses. There are also two large storage cupboards.

Kitchen / Living Area

5.06 x 8.76 m (16'7" x 28'9")



This inviting kitchen and living area is a spacious open-plan

space measuring 5.06 by 8.76 metres. It features warm wooden flooring throughout and is flooded with natural light from large glazed doors that open onto the garden. The room is thoughtfully designed with a central feature wall accented in yellow, incorporating a contemporary inset fireplace and a recessed alcove ideal for display or storage. The kitchen area is fitted with wooden cabinetry and dark work surfaces, providing ample workspace and storage, with integrated appliances including an oven and hob, and a window above the sink allowing additional light.



Inner Hallway

1.39 x 1.02 m (4'6" x 3'4")



A hallway on the ground floor near the WC, compact in size with a wooden floor and neutral décor, serving as a practical space for movement between rooms.

WC

1.28 x 1.55 m (4'2" x 5'1")



A compact WC located on the ground floor with a white

suite integrated within built-in cabinetry, making efficient use of the space. The room is bright and clean with a wall mirror and modern fittings.

Landing

2.91 x 0.91 m (9'7" x 3'0")



The landing on the first floor leads to all bedrooms and the bathroom, featuring light carpets and neutral walls, creating a light and airy feel. There is also a cupboard for storage.

Bedroom 1

3.95 x 3.25 m (12'11" x 10'8")



This well-proportioned bedroom benefits from light wooden flooring and two windows that ensure the room is bright and airy. The walls are painted white, and the ceiling is vaulted, adding a sense of space and character. There is a radiator beneath the window, and the room offers good storage within the built-in wardrobe.



Bedroom 2

2.77 x 3.37 m (9'1" x 11'0")



A second bedroom featuring light wooden floors and white walls, with a large window that fills the room with natural light.

Bedroom 3

2.14 x 3.05 m (7'0" x 10'0")



This third bedroom has light wooden flooring and white walls. The natural light from the window creates a bright and welcoming atmosphere.

Bathroom

2.71 x 1.44 m (8'11" x 4'9")



A bathroom decorated in crisp white with a modern suite including a bathtub with a shower attachment, a sink set within a built-in vanity unit, and a toilet. The room is accented by a single horizontal band of blue tiling and features a large mirror above the basin, contributing to a bright and clean feel.

Rear Garden



To the rear of the property there is a private garden combining a paved patio area with a lawn bordered by mature greenery and tall trees. The garden is enclosed by timber fencing, offering a peaceful outdoor space for relaxing or entertaining, with a path leading along one side for easy access.



*FREEHOLD

To be confirmed by the purchasers solicitor.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

*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.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*Photography Disclaimer

Please note that Artificial Intelligence (AI) technology has been used to enhance some of the property photographs for marketing purposes. These enhancements are intended to improve the presentation of the images and may include adjustments to lighting, colour, clarity and/or furnishings.

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.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.