

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**31 Princes Avenue**  
Chester,  
CH1 3BH

**Price**  
**£290,000**

Period Terraced House | Three Bedrooms | Permit Parking Zone C

An attractive three-bedroom period terraced home, ideally positioned within easy walking distance of Chester Railway Station, the picturesque Shropshire Union Canal, and the vibrant city centre. Retaining a wealth of character features, the accommodation briefly comprises an open porch leading to a welcoming entrance hall, a spacious living room with a bay window to the front elevation and an attractive cast-iron open fireplace, and a separate dining room featuring exposed wooden floorboards. To the rear is a generously sized kitchen complemented by a useful utility room and a convenient ground floor WC. The first floor is accessed via a split-level landing and offers three well-proportioned bedrooms. The principal bedroom benefits from two sash windows overlooking the front elevation together with an original cast-iron fireplace. Bedroom two enjoys views over the rear garden and also retains an original cast-iron fireplace, while bedroom three provides versatile accommodation suitable as a guest room, nursery, or home office. A family bathroom completes the first-floor layout. The property benefits from gas-fired central heating via a combination boiler. Externally, the property is approached through a gated pathway leading to a charming front garden enclosed by traditional brick walling. To the rear is an attractive walled courtyard garden enjoying a desirable westerly aspect, creating the perfect space for outdoor dining and evening relaxation. An excellent opportunity to acquire a characterful home in a highly sought-after and convenient Chester location.

## LOCATION



Princes Avenue is a popular road close to City Road, and one of Chester's most convenient and well-connected locations. Ideally positioned within easy walking distance of Chester Railway Station, the development is particularly appealing to commuters, professionals, and those seeking a vibrant city-centre lifestyle. The historic city centre can be reached on foot within minutes, offering an extensive range of shopping, dining, cultural, and leisure amenities.

The nearby Shropshire Union Canal provides attractive waterside walks and cycle routes, while the renowned Shot Tower, one of Chester's most iconic industrial landmarks, is located close by and adds character to the surrounding area. Residents can also enjoy easy access to Grosvenor Park, the River Dee, and the city's historic Roman walls.

For those travelling further afield, excellent road links connect to the A55, M53, M56 and the wider motorway network, providing convenient access to North Wales, Liverpool, Manchester and beyond. The location combines the convenience of city living with excellent transport connections and attractive waterside surroundings, making it one of Chester's most desirable residential settings.

## THE ACCOMMODATION COMPRISES:

## ENTRANCE PORCH

With a Ruabon tiled floor, and wooden panelled entrance door with fan glazed insert and decorative coloured glass leaded window light above into the entrance hall.

## ENTRANCE HALL

Coved ceiling, ceiling light point, single radiator with thermostat, and staircase to first floor. Door to the dining room.

## DINING ROOM

4.06m x 3.73m (13'4" x 12'3")



Window to the rear, double radiator, ceiling light point, exposed wooden floorboards, chimney breast with decorative brick fireplace and hearth. Doors to the living room and inner hall.

**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/PMW

**LIVING ROOM**

4.24m into bay x 3.38m (13'11" into bay x 11'1")



Sash bay window overlooking the front, double radiator, coved ceiling with ceiling light point, picture rails, cupboard housing the electric meter and electrical consumer unit, exposed wooden floorboards, and feature cast-iron open fireplace with slate surround and tiled hearth.

**INNER HALL**

1.37m x 0.79m (4'6" x 2'7")

Door to built-in understairs storage cupboard, and slate tiled floor. Opening and step to the kitchen.

**KITCHEN**

4.55m x 2.92m (14'11" x 9'7")



Fitted with a range of cream fronted kitchen units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob, and built-in electric fan assisted oven and grill. Tall storage cupboard housing a Baxi combination condensing gas fired central heating boiler, ceiling light point, slate tiled floor, single radiator, chimney breast with decorative brick-lined fireplace and slate hearth, and two windows to the side, Part-glazed door and step to the utility room.

**UTILITY ROOM**

2.59m x 1.85m (8'6" x 6'1")

Fitted base and wall cupboards with beech worktops. Plumbing and space for washing machine, space for tumble dryer, ceiling light point, double radiator, slate tiled floor with recessed mat well, sealed unit double glazed window, and UPVC double glazed door to outside. Part-glazed door to the downstairs WC.

**DOWNSTAIRS WC**

1.47m x 1.07m (4'10" x 3'6")

Comprising: low level WC; and wash hand basin with mixer tap and storage cupboard beneath. Window with obscured glass, tiled floor, and wall light point.

**FIRST FLOOR LANDING**

Split-level landing with spindled balustrade, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**

4.62m x 3.45m (15'2" x 11'4")



Two sash windows overlooking the front, chimney breast with original painted cast-iron fireplace, exposed wooden floorboards, ceiling light point, and double radiator with thermostat.

**BEDROOM TWO**

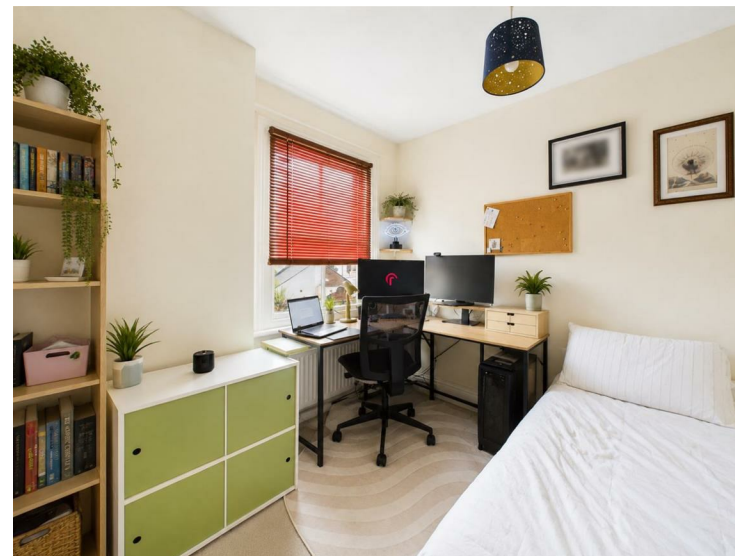
4.04m x 2.92m (13'3" x 9'7")



Sash window to the rear, ceiling light point, double radiator with thermostat, and chimney breast with original painted cast-iron fireplace.

**BEDROOM THREE**

2.87m x 2.72m max (9'5" x 8'11" max)



Sash window to rear, ceiling light point, and double radiator with thermostat.

**BATHROOM**

2.01m x 1.88m (6'7" x 6'2")

Comprising: enamelled bath with mixer tap, shower

attachment, wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Ceiling light point, extractor, tiled floor, radiator with radiator cover, and sash window.

**OUTSIDE FRONT**

To the front there is a small garden with brick boundary walling and a gated pathway to the entrance porch.

**OUTSIDE REAR**

To the rear there is a walled courtyard style garden enjoying a westerly aspect with slate tiled terrace and timber built garden shed. Outside water tap. and outside light. Pedestrian access is available to the rear.

**DIRECTIONS**

From the agent's Chester office proceed to the traffic lights and continue straight across into Pepper Street. Follow the road around the Amphitheatre and into Love Street. At the traffic lights turn right into Foregate Street and at 'The Bars' roundabout take the second exit into City Road towards the main railway station. Then take first turning on your right into Queens Road and the second turning right into Princes Avenue. The property will then be found towards the top of the road on the right hand side.

**TENURE**

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

**COUNCIL TAX**

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

**RESIDENTS PARKING SCHEME**

Princes Avenue falls under residents parking Zone C. The cost per year (2026) of a residents' permit is £80 for a first and second priority permit and £110 for a third priority permit. Permits are subject to application and availability. Parking Services, Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE. Please email: [parking@cheshirewestandchester.gov.uk](mailto:parking@cheshirewestandchester.gov.uk) to find out about availability. Some further information can be found at [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk) under Chester residents parking scheme.

**AGENT'S NOTES**

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

\* The property is on a water meter.

\* Please note that the internal photographs have been virtually enhanced.

**\*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.