

10 Portway Row, Chester, CH4 7FH

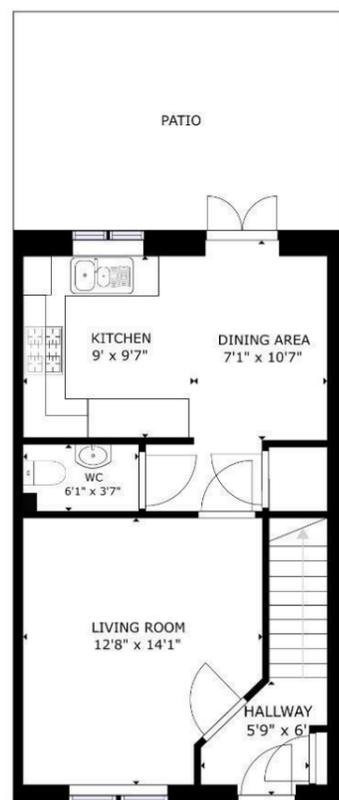
**Cavendish**  
ESTATE AGENTS

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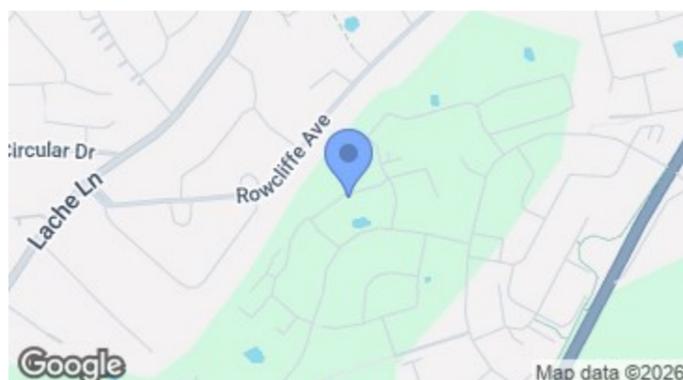


FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 482 sq ft, FLOOR 2: 511 sq ft  
EXCLUDED AREA: PATIO: 200 sq ft  
TOTAL: 993 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 96        |
| (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 |   |                         |           |
| (82 plus)   | A |                         |           |
| (61-81)   | B |                         |           |
| (49-60)   | C |                         |           |
| (35-48)   | D |                         |           |
| (21-34)   | E |                         |           |
| (12-20)   | F |                         |           |
| (1-11)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



## 10 Portway Row

Chester,  
CH4 7FH

**Price**  
**£310,000**

**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.

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\* OVERLOOKING SMALL GREEN WITH POND \* BEAUTIFULLY LANDSCAPED GARDEN \* PRESTIGIOUS KINGS MOAT GARDEN VILLAGE DEVELOPMENT \* A nearly new three bedroom semi-detached house occupying a pleasant position overlooking a small green with pond and forming part of a new development within easy reach of the city centre. The accommodation briefly comprises: entrance hall, living room, open-plan dining kitchen with integrated appliances and French doors to the garden, downstairs WC, first floor landing, bedroom one with en-suite shower room, two further bedrooms, and a well appointed family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a small shrub border at the front with a tarmac driveway at the side. To the rear the garden has been professionally landscaped with patio, crushed slate and circular shaped lawn. Energy Performance Certificate (EPC) rating: B 84.

## LOCATION



The property forms part of the very popular Kings Moat Garden Village development and is situated close to Chester city centre which provides an extensive range of shopping and leisure facilities. Local amenities include shops in Westminster Park and Handbridge together with tennis courts, golf course and delightful walks along the banks of the River Dee to The Meadows. Schooling for all ages is available in nearby Handbridge, together with the renowned King's and Queen's Independent Schools which are also nearby. Easy access is available to neighbouring centres via the A55 Chester Southerly By-Pass to North Wales and the M53 and motorway network. The property forms part of a prestigious new development close to the heart of Chester.

## THE ACCOMMODATION COMPRISES:

## THE GOSFORD

With 3 bedrooms, the Gosford is perfect for anyone looking for a little extra space. The open plan kitchen has double doors that look out onto the garden, perfect for keeping an eye on the kids playing in the garden or hosting a BBQ with friends in the summer. The cosy living room at the front of the home is just perfect for chilling out in the evenings. With two double bedrooms and a further single suitable for a child or even a study, it's easy to see why this is a popular design.

## CANOPY PORCH

Canopy porch with outside lantern style light. Composite double glazed entrance door to the entrance hall.

## ENTRANCE HALL

Ceiling light point, single radiator with thermostat, tall cupboard housing the electric meter, and staircase to the first floor. Door to the living room.

## LIVING ROOM

4.22m x 3.68m (13'10" x 12'1")



UPVC double glazed window overlooking the front, ceiling light point, mains connected smoke alarm, double radiator with thermostat, television aerial point, telephone point, and digital thermostatic heating controls for the ground floor. Door leading through to the inner lobby.



## INNER LOBBY

1.78m x 1.04m (5'10" x 3'5")

Vinyl wood effect flooring, and ceiling light point. Door to the downstairs WC, a useful understairs storage cupboard, and opening to kitchen/dining area.

## DINING KITCHEN

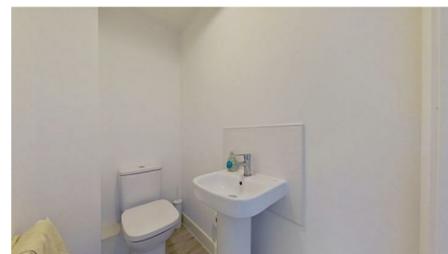


Fitted with a comprehensive range of modern grey fronted base and wall level units incorporating drawers and cupboards with black handles and laminated worktops with matching upstands. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring Zanussi gas hob with stainless steel splashback, extractor above, and built-in Zanussi electric fan assisted oven and grill. Integrated fridge/freezer, Zanussi dishwasher, and Zanussi washing machine. Wall cupboard housing an Ideal Logic Combi ESP1 35 condensing gas fired central heating boiler, under-cupboard spotlighting, recessed LED ceiling spotlights, ceiling mounted extractor, vinyl wood effect flooring, ceiling light point, double radiator with thermostat, space for dining table and chairs, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside.



## DOWNSTAIRS WC

1.80m x 1.02m (5'11" x 3'4")



Comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Ceiling light point, extractor, single radiator with thermostat, and vinyl wood effect flooring.

## LANDING

Small spindled balustrade, ceiling light point, mains connected smoke alarm, access to loft space, and single radiator with thermostat. Doors to bedroom one, bedroom two, bedroom three and bathroom.

## BEDROOM ONE

3.73m max x 3.40m max (12'3" max x 11'2" max)



UPVC double glazed window overlooking the front, ceiling light point, single radiator, digital thermostatic heating controls for the first floor, and TV aerial point. Door to the en-suite shower room.

## EN-SUITE SHOWER ROOM

1.78m x 1.70m (5'10" x 5'7")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with mixer shower, glazed shower screen and folding glazed door; pedestal wash hand basin with mixer tap; and low level-dual flush WC. Part-tiled walls, vinyl floor covering, ceiling light point, ceiling extractor, chrome ladder style towel radiator with thermostat, and UPVC double glazed window with obscured glass.

## BEDROOM TWO

3.33m x 2.64m (10'11" x 8'8")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

## BEDROOM THREE

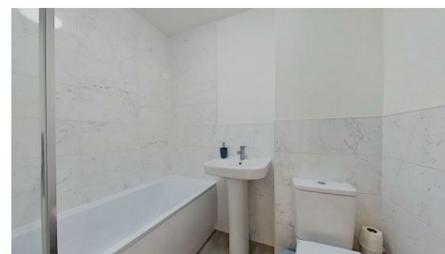
3.56m max x 2.03m (11'8" max x 6'8")



UPVC window overlooking the rear, ceiling light point, and single radiator with thermostat.

## FAMILY BATHROOM

2.03m x 1.70m (6'8" x 5'7")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower and folding glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled to bath and shower area, vinyl wood effect flooring, ceiling light point, ceiling extractor, and chrome ladder style towel radiator.

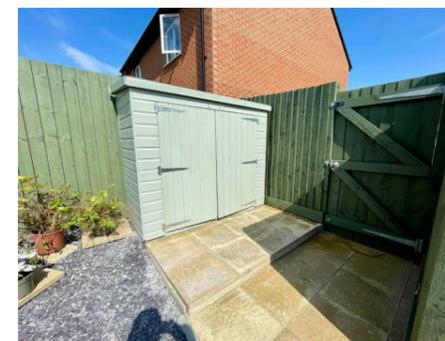
## OUTSIDE FRONT

To the front there is a small garden with shrub border and decorative stone. A tarmac driveway extends to the side. External gas and electricity meter cupboards. A wooden gate from the driveway provides access to the rear garden.

## OUTSIDE REAR



To the rear the garden has been professionally designed and landscaped for ease of maintenance with tiled terrace and crushed slate area with circular shaped lawn being enclosed by wooden fencing. Outside water tap, outside lantern style light, and useful paved area with timber built garden store.



## DIRECTIONS

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road. Follow Wrexham Road for some distance, continuing straight across at the traffic lights next to the Kings School and at the roundabout turn right towards Kings Moat Garden Village. Follow the road into the development and take the second turning left into Moat Lane. Then take the second turning right into Vulcan Avenue and at the fork bear left. The property will then be found on the right hand side, set back from the small green and pond.

## TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

## COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester County Council.

## AGENT'S NOTES

\* The property benefits from gas fired central heating with two zone digital thermostatic heating controls.  
\* The property is 'The Gosford' design by Taylor Wimpey.  
\* There is a service charge for the maintenance of the development which is currently Et238 (2024).  
\* There is the balance of the NHBC certificate.  
\* There is a smart meter for the gas provided by British Gas.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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

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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW