



The Yonne

Chester, Cheshire CH1 2NH

No Onward Chain
£425,000

*** FREEHOLD 3-STOREY TOWNHOUSE * PRIME LOCATION WITHIN THE CITY WALLS * FOUR BEDROOMS * DRIVEWAY PARKING AND SINGLE GARAGE * NO ONWARD CHAIN.** A four bedroom townhouse style property forming part of a highly desirable development built by Bryant Homes within the city walls of Chester. The accommodation, which is presented throughout to a high standard, briefly comprises: entrance vestibule, reception hallway, utility/WC, open-plan kitchen/dining/sitting area with French doors to courtyard area, first floor landing, cloakroom/WC, spacious living room with bay window, dual aspect principal bedroom with fitted wardrobe and en-suite shower room, second floor landing, bedroom two/guest suite with fitted wardrobe and en-suite shower room, two further bedrooms and bathroom. Externally a particular feature is the off-road parking afforded which is at a premium in the city centre with double gates opening on to a block paved driveway at the front which leads in turn to an integral garage.

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To the rear the garden has been professionally landscaped with a stone flagged patio and water feature. If you are looking for a modern home in a convenient location then we would strongly urge you to view. NO ONWARD CHAIN.

LOCATION

The property is situated within the City Walls in this quiet location yet within walking distance of Chester City Centre where extensive shopping and leisure facilities are available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Easy access is available to neighbouring centres via the inner ring road which leads to the Chester Southerly By-Pass to Deeside and North Wales together with the M53 providing access to the motorway network. Regular train service from Chester's main station.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

CANOPY PORCH

With outside light and entrance door with double glazed insert to Entrance Vestibule.

ENTRANCE VESTIBULE

1.32m x 1.32m (4'4" x 4'4")

Coved ceiling with ceiling light point, single radiator with thermostat, electrical consumer board and wall mounted burglar alarm control pad. Glazed oak door to Reception Hall.

RECEPTION HALL

Coved ceiling with recessed ceiling spotlights, double radiator with thermostat, mains connected smoke alarm, wall mounted digital 'Smart Linked' thermostat, built-in cupboard with hanging for cloaks and shelving, and spindled staircase to the first floor with built-in under stairs storage cupboard. Oak doors with glazed inserts to the Kitchen/Dining/Sitting Room and downstairs WC. Personal door to Garage.

DOWNSTAIRS WC

1.73m x 1.37m (5'8" x 4'6")

Low level WC with concealed cistern and fitted worktop with tiled splash-back, inset wash hand basin, storage cupboard beneath and integrated Neff washer dryer. Fitted wall mirror, wall cupboard housing a Potterton Suprema HE gas fired central heating boiler, double glazed window with obscured glass and tiled window sill, tiled floor, single radiator with thermostat and built-in cupboard with shelving.

KITCHEN/DINING/SITTING ROOM

6.15m x 5.46m (20'2" x 17'11")

A large L-shaped room incorporating a fitted Kitchen with Dining/Sitting Area enjoying French doors to outside.



KITCHEN AREA

2.82m x 2.72m (9'3" x 8'11")

Fitted with an attractive range of cream fronted base and wall level units incorporating drawers and cupboards with worktops. Inset one and half bowl composite sink unit and drainer with extendable mixer tap. Wall tiling to work surface areas with under-cupboard spotlights. Fitted four-ring Neff gas hob with extractor above and built-in Neff electric double oven and grill. Integrated fridge freezer and Neff dishwasher. Recessed ceiling spotlights, single radiator with thermostat, television aerial point, telephone point and Amtico wood effect flooring which continues through into the Dining Area.



DINING SITTING AREA

5.46m x 3.25m (17'11" x 10'8")

Coved ceiling with two ceiling light points, two double glazed windows to side, two double radiators with thermostats, television aerial point, telephone point and double opening French style doors to the rear garden.



FIRST FLOOR LANDING

With spindled balustrade, double glazed window, single radiator with thermostat, mains connected smoke alarm and coved ceiling with two recessed ceiling spotlights and mains connected smoke alarm. Oak panelled doors to the Cloakroom/WC, Living Room and Principal Bedroom.

CLOAKROOM/WC

2.08m x 1.09m (6'10" x 3'7")

Low level WC with concealed cistern, wall mounted wash hand basin with tiled splash-back, fitted wall mirror, single radiator with thermostat, ceiling light point, extractor and vinyl floor covering.

LIVING ROOM

5.46m x 4.09m narrowing to 3.38m (17'11" x 13'5" narrowing to 11'1")

Double glazed bay window and two further double glazed windows overlooking the rear and side, coved ceiling with two ceiling light points, two double radiators with thermostat, television and satellite aerial points and two telephone point.



PRINCIPAL BEDROOM

6.10m into bay x 4.22m maximum (20' into bay x 13'10" maximum)

Double glazed window overlooking the front and double glazed bay window overlooking the rear, coved ceiling with two ceiling light points, two double radiators with thermostats, telephone point, television aerial point and full height fitted wardrobe with three sliding doors having hanging space and shelving. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.08m plus door recess x 2.08m (6'10" plus door recess x 6'10")

Tiled shower enclosure with glazed shower screen and curved glazed sliding doors; vanity unit with inset wash hand basin storage cupboard beneath; and low level WC with concealed cistern. Part-tiled walls, fitted wall mirror, wall light with electric shaver point, double wall cupboard, chrome ladder style towel radiator, ceiling light point, extractor and Amtico flooring.



SECOND FLOOR LANDING

With spindled balustrade, double glazed window, coved ceiling, recessed ceiling spotlights, mains connected smoke alarm and access to insulated loft space. Doors to Bedroom Two/Guest Suite, Bedroom Three, Bedroom Four and Bathroom.

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BEDROOM TWO/GUEST SUITE

4.85m to wardrobe x 4.09m maximum (15'11" to wardrobe x 13'5" maximum)

With a double glazed corner window and further double glazed window to side, full height fitted wardrobe with three sliding doors having hanging space and shelving, two ceiling light points, telephone point and two double radiators with thermostats. Door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

2.11m x 1.47m (6'11" x 4'10")

Tiled shower enclosure with folding glazed door; vanity unit with inset wash hand basin, mixer tap, tiled splash-back and storage cupboard beneath; and low level WC with concealed cistern. Fitted wall mirror, wall light with electric shaver point, double wall cupboard, ceiling light point, extractor, single radiator with thermostat and vinyl floor covering.

BEDROOM THREE

3.81m x 3.30m narrowing to 2.97m (12'6" x 10'10" narrowing to 9'9")

Double glazed window overlooking the front, double radiator with thermostat, ceiling light point and full height fitted wardrobe with three sliding doors having hanging space and shelving.



BEDROOM FOUR

3.10m into bay x 2.59m (10'2" into bay x 8'6")

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

BATHROOM

2.11m x 2.08m (6'11" x 6'10")

A white suite comprising: panelled bath with Sirrus 1600 shower over and folding glazed shower screen; vanity unit with inset wash hand basin, tiled splash-back and storage cupboard beneath; and low level WC with concealed cistern. Wall tiling to bath and shower area, fitted wall mirror, electric shaver point, vinyl floor covering, ceiling light point, extractor and single radiator with thermostat.

OUTSIDE

To the front of the property there is a gated block paved driveway which leads to a single integral garage. External gas and electricity meter cupboards. To the rear the garden has been professionally landscaped and designed for ease of maintenance with a stone flagged patio, well stocked borders with a variety of specimen shrubs and trees and a water feature incorporating a rill with both upper and lower pools. The garden is enclosed by brick walling and metal railings with wooden trellis and a variety of climbing plants. Outside water tap.



THE YONNE ELEVATION



SINGLE GARAGE

5.46m x 2.62m (17'11" x 8'7")

With a remote controlled up and over electronic garage door, fluorescent strip light, power and rear personal door to outside with double glazed side windows.

AGENT'S NOTES

- * Council Tax Band F - Cheshire West and Chester.
- * Tenure - FREEHOLD. The majority of properties within the St. Martins development are Leasehold. The owner of 33 The Yonne has purchased the Freehold. Due to this valuable extra, there is no ground rent payable.
- * Services - we understand that mains gas, water and electricity are connected.
- * There is No Onward Chain involved in the sale of this property

DIRECTIONS

From the Agent's Chester office proceed to the roundabout on Grosvenor Street and turn right onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street and at the traffic lights turn right into City Walls Road. Then take the turning right into The Yonne and number 33 will be found shortly after the archway on the right hand side.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

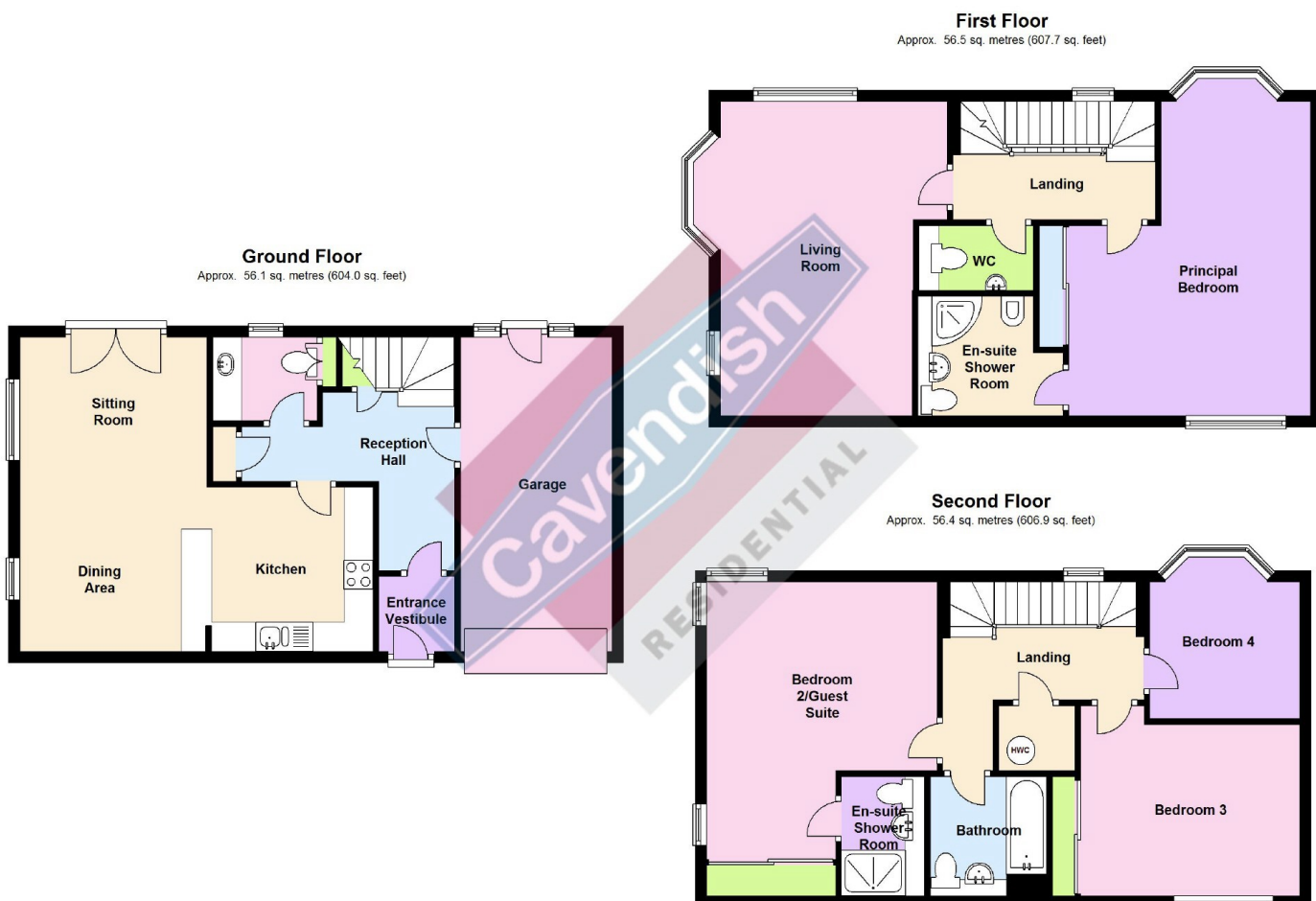
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David.adams@cavendishrentals.co.uk

LOCAL PROPERTY EXPERTS



LS/CC



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 Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	81
(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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

