



## 7 EATON ROAD, CHESTER

OFFERS IN EXCESS OF £200,000

### PROPERTY FEATURES

- SPACIOUS RECEPTION ROOMS
- CHARMING TERRACED COTTAGE
- LARGE BEDROOMS
- POTENTIAL TO IMPROVE
- NO ONWARD CHAIN
- SITUATED IN HANDBRIDGE

## 7 EATON ROAD, CHESTER, CH4 7EN



This charming 19th-century terraced cottage is situated on the outskirts of the city center in the highly regarded suburb of Handbridge. The property boasts spacious rooms and is rich in period features throughout.

Located in the Handbridge conservation area, this classic period property is ideally placed for access to various facilities and schools within Handbridge itself, as well as the nearby Chester city center.

Upon entering through the front door, you are greeted by a separate porch that opens into an open-plan living and dining area. The living space is adorned with wonderful features, including a grand fireplace, detailed ceiling covings, and a large front window. The dining area includes a very useful under-stairs cupboard, and the open-plan layout of the ground floor creates a lovely feeling of space and light. At the rear of the cottage is the kitchen, which offers a modest arrangement of base units with worktops, tiled splashbacks, and an inset sink, along with space for white goods. Off the kitchen is a rear porch with the back door and a separate downstairs cloakroom.

On the first floor, doors lead off the landing to two bedrooms and a bathroom. Both bedrooms feature high ceilings and are spacious double rooms, with the

master bedroom benefiting from two large windows and a fitted cupboard. The bathroom is fitted with a white four-piece suite, including a paneled bath with a power shower and glass screen, WC, bidet, and washbasin, along with a matching Victorian-style heated towel rail. There is also a concealed airing cupboard that houses the recently fitted combi boiler.

Externally, the property has access to a communal garden, maintained collaboratively by the neighboring properties. Another benefit of this home is that the external walls have been fully repointed this year.

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## **Council Tax:**

Band B

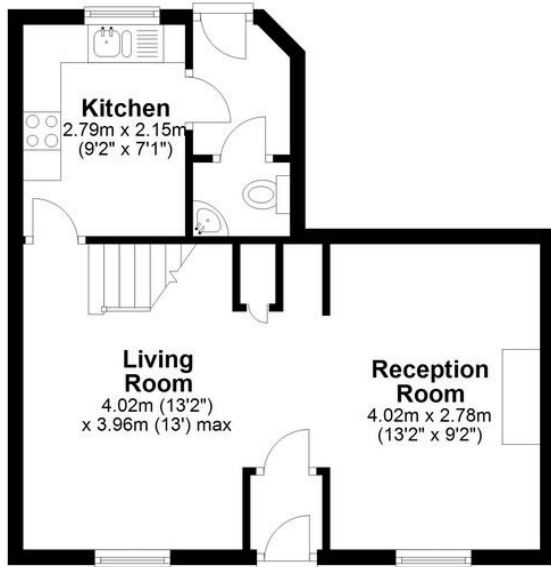
## **Local Authority:**

Cheshire West and Chester Council



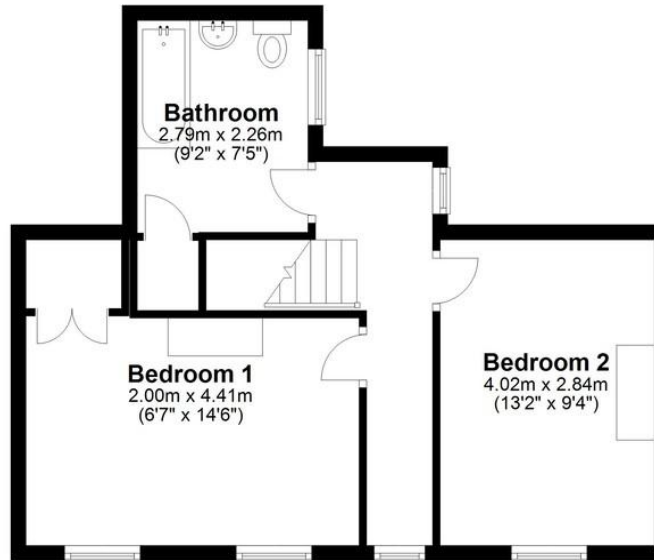
### Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements