



HEWITT STREET, HOOLE, CHESTER

AUCTION GUIDE PRICE £185,000

- RENOVATION PROJECT
- SITUATED IN HOOLE
- NO ONWARD CHAIN
- PERIOD PROPERTY
- TWO DOUBLE BEDROOMS
- HUGE POTENTIAL

36 HEWITT STREET, CHESTER, CH2 3JD



For sale via Modern Auction on 26th February 2025. This Victorian mid-terrace house in central Hoole is available for sale with NO ONWARD CHAIN, but it requires general refurbishment and modernisation. The property features two reception rooms, a kitchen, two bedrooms, and a bathroom, making it ideal for property developers or anyone looking for a project.

The house has an attractive kerb appeal, set back from the road a short pathway leads to the front door, which opens into the hallway. The front sitting room enjoys plenty of natural light through an impressive bay window. Beyond the hallway is a large lounge/dining room that spans the full width of the property and has a window overlooking the rear courtyard. There is also a convenient under-stairs storage room. The kitchen is located at the rear and would benefit from modernisation. A back door provides access to the enclosed rear courtyard.

On the first floor, there are two bedrooms and a bathroom. The principal bedroom is at the front of the house and features two windows facing the road. The second bedroom is at the rear, offering far-reaching views over the courtyard. The family bathroom includes

a bath, hand basin, and W.C., along with a store cupboard.

The enclosed rear courtyard offers low-maintenance outdoor space, with a rear gate allowing access to a rear passageway. The house is in an extremely convenient location, just a short stroll from the high street and local park.

The suburb of Hoole, located just outside Chester City Centre, boasts an array of award-winning independent shops, café's, bars, and restaurants. Alexandra Park features a children's play area, open lawns, a bowling green, and tennis courts. There are also a doctor's surgery, dentist, several well-regarded primary schools, and convenience stores. For commuting, there is easy access to the M53 and A55, as well as several walking and bus routes into the city centre.

Tenure
Freehold

Buyers Premium
* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions

will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack



The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

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Council Tax:

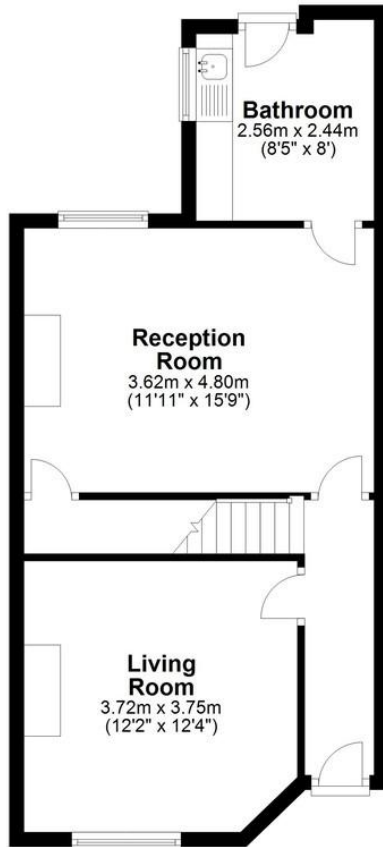
Band B

Local Authority:

Cheshire West and Chester Council

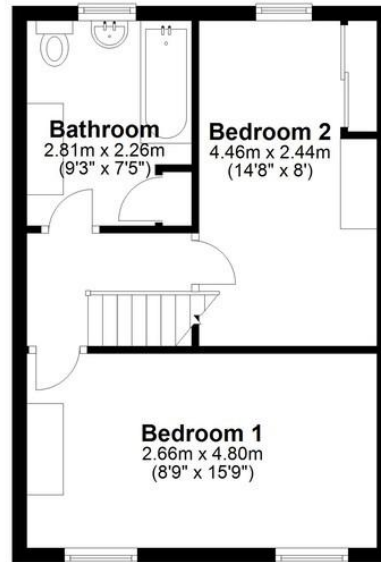
Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



First Floor

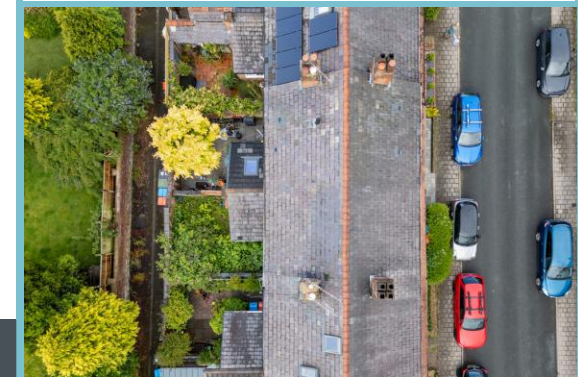
Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 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