



3 VICARAGE ROAD, CHESTER

£3,000 PCM

PROPERTY FEATURES

- 6 MONTHS LET
- PERIOD FEATURES
- DRIVEWAY PARKING
- SPACIOUS LIVING ACCOMMODATION
- SITUATED IN HOOLE
- HIGH SPECIFICATION

3 VICARAGE ROAD, CHESTER, CH2 3HZ



Short term let available only with a maximum of 6 months. This truly stunning family home that is situated in central Hoole has recently been refurbished to the highest of standards. The property is offered fully furnished on a short term basis only.

Vicarage Road is a popular residential road just a stone throw away from Hoole's wonderful high street with it's fantastic variety of shops, restaurants and café's. Chester, steeped in history and charm, offers attractions such as the Roman Walls, the River Dee, and the Roodee racecourse. The city centre provides a wide variety of shopping and leisure opportunities, including the iconic Rows shopping area and numerous dining establishments. Employment hubs are easily accessible via a well-connected network of A roads and motorways.

The property has a fantastic combination of period features with a modern twist. The ground floor comprising in brief of, entrance vestibule, spacious hallway, bay fronted reception room, large open plan living to dining through to kitchen, separate utility room, WC, stairs down to cellar.

The first floor compromises of, master bedroom with dressing area and ensuite, second bedroom, family bathroom, office. Stairs lead up to the second floor, comprising of two double bedrooms, a shower room

and locked store room.

Externally the property has a sunny rear courtyard that is fully paved, a single garage, and off road parking for two cars.

Pets are considered but no smokers sorry. EPC rating D and council tax band E. The property is offered fully furnished and the landlord is not able to remove furnishings.

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Council Tax:

Band E

Local Authority:

Cheshire West and Chester Council

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Total Floor Area:

3,056 sq ft / 284 sq m

Viewings:

By prior appointment with the agent

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

OFFICE CONTACT INFO

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 Chester

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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