



## THE HOLKHAM, VICARS CROSS

£285,000

- BEAUTIFULLY PRESENTED TOWNHOUSE
- SOUTH FACING FRONT GARDEN
- ENSUITE BATHROOM
- BRIGHT OPEN PLAN LIVING
- DRIVEWAY PARKING
- LOFT ROOM





# THE HOLKHAM, VICARS CROSS

2  
BED

2  
BATH

1  
RECEPTION

Nestled in The Holkham, a peaceful cul-de-sac in the ever-popular area of Vicars Cross, this beautifully presented townhouse offers stylish and versatile living just moments from Chester city centre.

Step inside to a welcoming entrance hall leading to the principal bedroom, tastefully decorated and featuring wooden panelling a generous double complete with its own en-suite shower room. Upstairs, the heart of the home unfolds with a superb open-plan lounge and dining area – a bright, airy space flooded with light from the front and rear aspect, perfect for both entertaining and everyday living. The adjoining kitchen is well equipped with a fitted oven, ceramic hob and sink, with space for essential appliances, making it as practical as it is inviting.

The first floor also benefits from a family bathroom and a second well-proportioned double bedroom, which enjoys access to a versatile loft room. Large windows throughout ensure every room is bathed in natural light, enhancing the sense of space and comfort.

Externally, the property enjoys a charming south-facing garden area to the front – perfect for enjoying the sun and outdoor relaxation. A

generous driveway provides off-road parking, complemented by further on-street parking if required.

Vicars Cross is a highly sought-after residential area, known for its peaceful streets, strong sense of community, and excellent local amenities. Residents benefit from nearby shops, cafes, and schools, while Chester city centre is just a short drive or cycle away, offering a wealth of cultural, shopping, and leisure opportunities. The area also enjoys good road and public transport links, making it ideal for commuters.



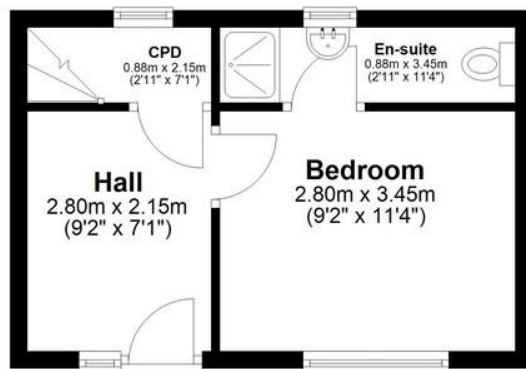




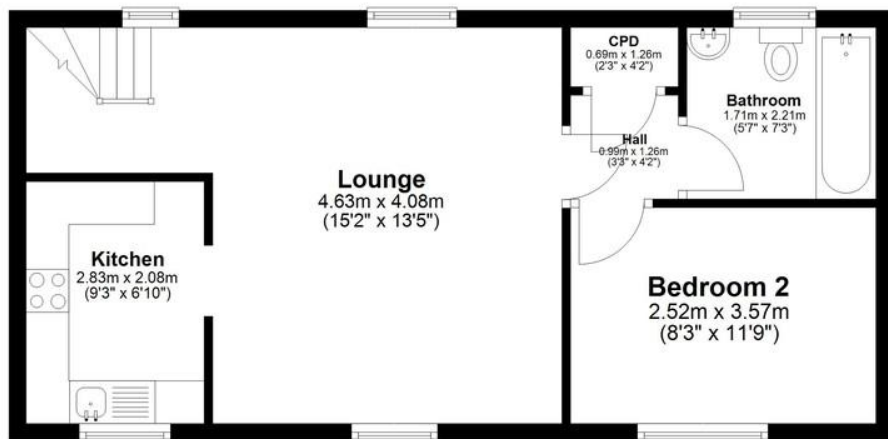




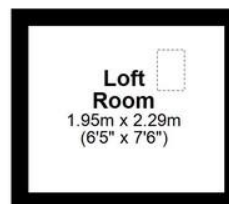
### Ground Floor



### First Floor



### Loft



### TOTAL FLOOR AREA

766 sq ft / 71 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

### COUNCIL TAX

Band B

### LOCAL AUTHORITY

### TENURE

Freehold

### SERVICE CHARGE (PA)

### GROUND RENT (PA)

### EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C		75
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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