



## CLARE AVENUE, HOOLE

£285,000

- NO ONWARD CHAIN
- SOUTH WEST FACING COURTYARD
- WELL PROPORTIONED ROOMS
- SITUATED IN HOOLE
- DOWNSTAIRS TOILET
- MODERN KITCHEN

# CLARE AVENUE, HOOLE

2  
BED

1  
BATH

2  
RECEPTION

This beautifully presented two-bedroom Victorian mid-terrace is full of charm and has NO ONWARD CHAIN, ideally positioned on a popular street in the heart of Hoole. Set back from the pavement with a neat paved front garden, the property immediately feels welcoming and retains the elegant proportions that make Victorian homes so desirable, including high ceilings throughout.

The ground floor begins with a entrance hall leading to a spacious and airy front reception room, which flows seamlessly into the dining area, creating a wonderful open-plan feel. To the rear is a modern fitted kitchen, complete with a breakfast bar, induction hob, electric oven, and space for a fridge freezer and washing machine. A generous downstairs WC and useful understairs storage complete the ground floor.

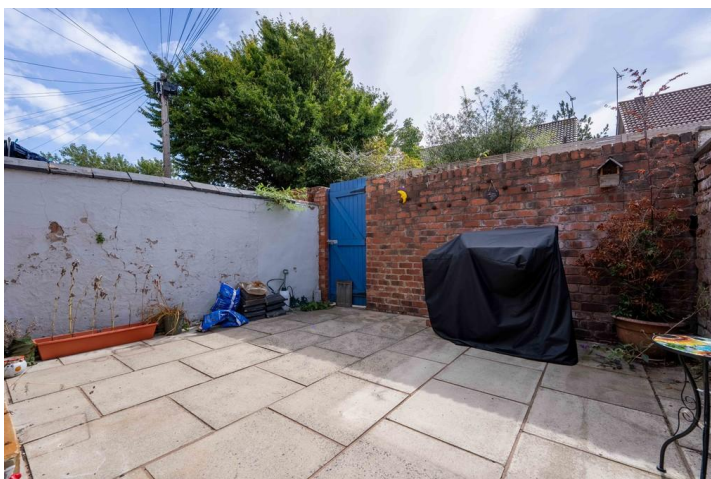
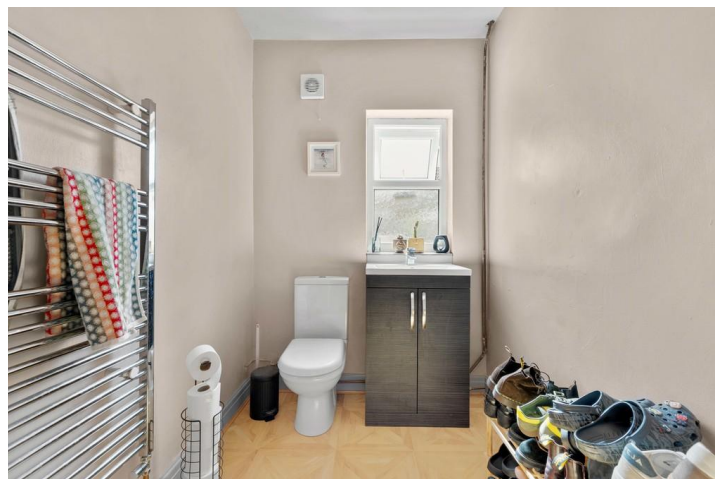
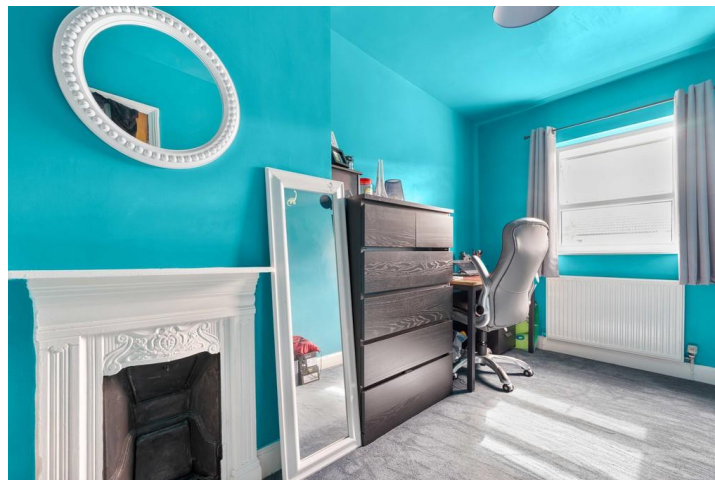
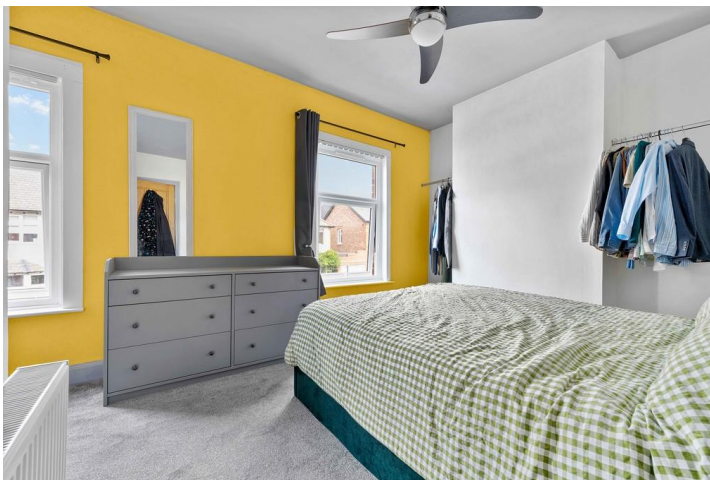
Upstairs, the home offers two well-proportioned bedrooms. The main bedroom spans the full width of the house, providing a particularly impressive and versatile space. The second bedroom is also a comfortable double, and both are served by a stylish bathroom featuring a vanity sink, WC, and a P-shaped bath with rainfall shower above.

To the rear, the property enjoys a south-west facing courtyard garden, perfect for relaxing and

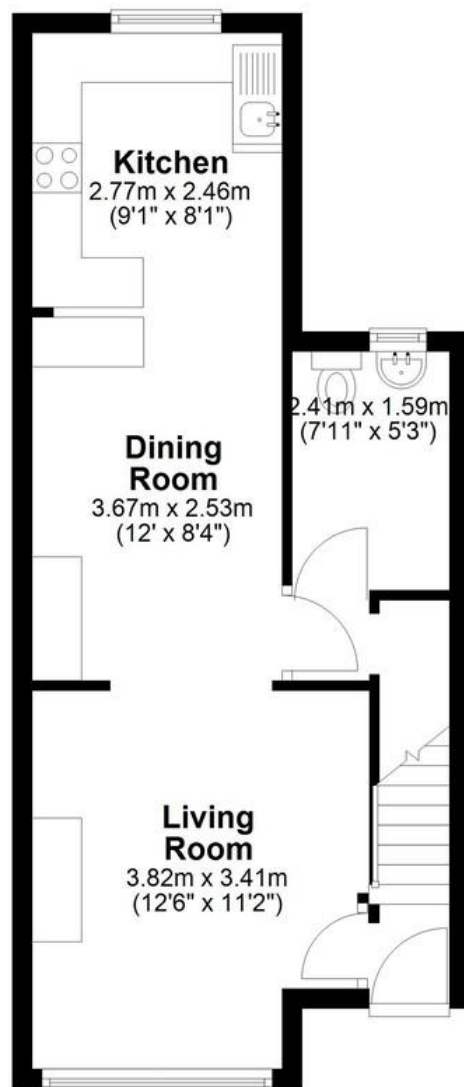
making the most of the afternoon and evening sun.

Situated just a short walk from Hoole's bustling high street, with its array of independent shops, cafés, and restaurants, this home also offers easy access to Chester city centre and excellent transport links. It represents an ideal opportunity for first-time buyers, professionals, or anyone seeking a character home in a prime location.

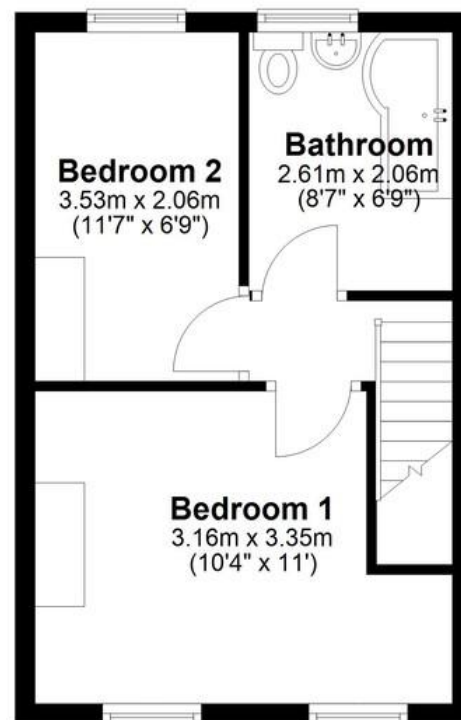




### Ground Floor



### First Floor



**TOTAL FLOOR AREA 709 sq ft / 66 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**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Poten
92+	A		
81-91	B		88
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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