



## CATHERINE STREET, CHESTER

OFFERS IN EXCESS OF £200,000

- WELL-PRESENTED PERIOD HOME
- CLOSE TO CHESTER CITY CENTRE
- SPACIOUS FRONT RECEPTION ROOM
- LOW-MAINTENANCE REAR COURTYARD
- TWO GENEROUS DOUBLE BEDROOMS
- NO CHAIN





# CATHERINE STREET, CHESTER

2  
BED

1  
BATH

2  
RECEPTION

This beautifully presented period home offers plenty of charm alongside modern comforts, all within easy walking distance of Chester city centre. With two generous double bedrooms and spacious living areas, it's an ideal choice for anyone wanting character and convenience in one. This property is for sale with the benefit of NO ONWARDS CHAIN.

Located on the sought-after Catherine Street, the property enjoys a peaceful residential setting while being just a short stroll from the city's shops, restaurants, bars and historic attractions. The Greyhound Retail Park is also close by, providing excellent everyday amenities on the doorstep.

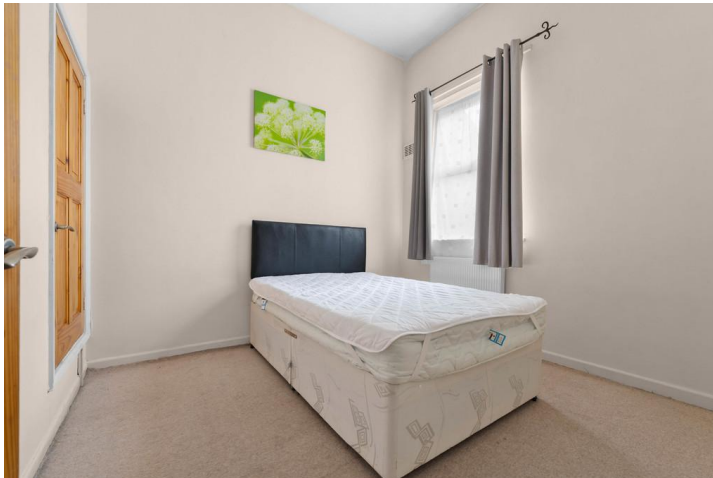
Inside, the accommodation is well laid out and full of natural light. The front reception room features a welcoming gas fire and useful under-stairs storage, leading through to a smart L-shaped kitchen and dining area. This space is fitted with modern units and worktops, creating a stylish and practical setting for both cooking and entertaining.

Upstairs, there are two good-sized double bedrooms, each tastefully finished, along with a bright bathroom complete with a white suite and

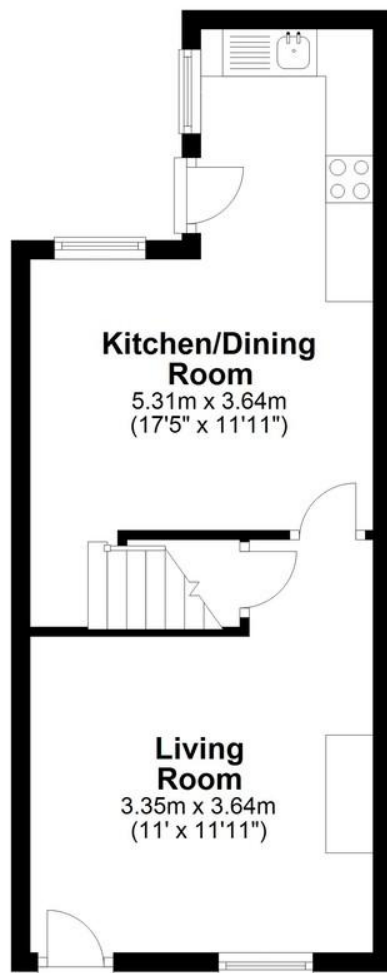
shower over the bath. To the rear, a private low-maintenance courtyard offers a pleasant outdoor spot to enjoy in the warmer months.

This property will appeal to a wide range of buyers, including professionals, downsizers and investors, thanks to its fantastic location and easy-to-maintain design. Viewing is strongly recommended to appreciate everything this lovely home has to offer.





### Ground Floor



### First Floor



### TOTAL FLOOR AREA

662 sq ft / 62 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	Pote
92+	A		
81-91	B		87
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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