



Kingsway, Chester, CH2

£269,950

None

Tenure: Freehold, **Bedrooms:** 3

A BLANK CANVASS, AWAITING YOUR STAMP! - Located in Newton, near to the University of Chester, and close to Chester itself and its many amenities, you can find this traditional three-bedroom semi-detached home. With off-road parking, generous room sizes, high ceilings and plenty of scope for development.

Key features:

- Three Double Bedrooms
- Private Rear Garden
- Off-Road Parking
- Loaded with Potential
- Three Reception Rooms
- CH2 Location

Extra info:

- **Property Age:** 87 years
- **Council Tax:** Band D (£1520.08 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Off Street Parking



A BLANK CANVASS, AWAITING YOUR STAMP! - Located in Newton, near to the University of Chester, and close to Chester itself and its many amenities, you can find this traditional three-bedroom semi-detached home. With off-road parking, generous room sizes, high ceilings and plenty of scope for development; this property would be ideal for investors, first-time-buyers, or growing families. We enter the property into a spacious and welcoming hallway, with the stairs rising to the first floor. The hallway comprises traditional stain glass windows, and under-stairs storage. To the front there is a spacious lounge with fireplace and bay window. To the rear there is a further reception room with a fireplace and sliding patio doors to the rear, giving access to the rear garden and flooding the room with natural light. The end of the hall leads into the breakfast area, which offers a fantastic opportunity to open up the ground floor by joining with the kitchen and sitting room. To the rear, the property has been extended from the breakfast area, providing a spacious kitchen linked with a rear porch giving access to the rear garden. To the first floor you will find three spacious double bedrooms one of which benefits from a bay window and electric fireplace. Finally there is a three-piece family bathroom suite, with electric shower and integrated storage. there is allso access to 3 open coal fires if wanted to use + 1 new central heating boiler To the front of the property, the garden is mainly laid to lawn posting a range of mature shrubs and trees, alongside an ample driveway providing off-road parking for multiple vehicles as well as double gated access to the rear. Through the double gates takes you to the separate garage which is accessible via double door as well as gated access to the rear garden. To the rear of the property you will find a generous and private garden, which is mainly laid to lawn, comprising a range of mature shrubs and trees, as well as various patio areas ideal for outdoor furniture and entertaining. This property is new to the market, is loaded with potential, and would be ideal for any investors, or growing families who are looking to make a house their own. Do not miss this rare opportunity to own a traditional home in a coveted CH2 postcode. Book your viewing online now.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

4, Kingsway, CHESTER, CH2 2LB

Dwelling type: Semi-detached house	Reference number: 9694-2815-6900-9105-3665
Date of assessment: 05 October 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 October 2015	Total floor area: 101 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,368
Over 3 years you could save	£ 1,686

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 1,686 over 3 years </div>
Heating	£ 3,471 over 3 years	£ 2,244 over 3 years	
Hot Water	£ 693 over 3 years	£ 234 over 3 years	
Totals	£ 4,368	£ 2,682	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							Not energy efficient - higher running costs	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">48</td> <td style="font-size: 2em;">76</td> </tr> </table>	Current	Potential	48	76
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G													
						Not energy efficient - higher running costs													
Current	Potential																		
48	76																		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

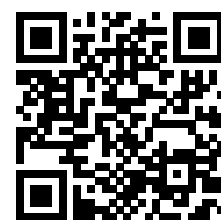
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 399
2 Heating controls (room thermostat)	£350 - £450	£ 276
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 867

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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