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Browning Close, Chester, CH1 5XD ATTENTION ALL FIRST TIME BUYERS AND INVES fantastic opportunity to purchase a two bedroom hous sought after area. Conveniently located for getting into and motorway links. Viewing highly advised. Potential pcm - £625 pcm. Call to discuss 01244 380 380	e, in a lovely Chester City	
First Time Buyer/Investment Opportunity Beautifully detailed garden	Two bedroom hou No chain	ise

Monthly Rental Of £675

Rental potential £575 - £625 pcm

Current EPC Rating C

Main Page

ATTENTION ALL FIRST TIME BUYERS AND INVESTORS!!!!! A fantastic opportunity to purchase a two bedroom house, in a lovely sought after area. Conveniently located for getting into Chester City and motorway links. Viewing highly advised. Potential rental of £575 pcm - £625 pcm. Call to discuss 01244 380 380

Kitchen 6' 7" x 13' 7" (2.00m x 4.14m)

To the front of the property a lovely bright extended kitchen, with fully fitted wall and base units and complimentary stone wall tiles.

Living Room 12'5" x 13'9" (3.78m x 4.19m)

A good size, bright living room with UPVC patio door to the garden. Laminate flooring and wall mounted radiator.

Master bedroom 10' 1" x 10' 2" (3.08m x 3.10m)

A good sized double bedroom with built in wardrobes and overhead unit. Built in cupboard for extra storage and wall mounted radiator.

Bedroom 2 9' 1" x 7' 1" (2.77m x 2.15m)

The second bedroom is to the front of the property, with UPVC window to the front and wall mounted radiator.

Bathroom 6'3" x 6'0" (1.91m x 1.83m)

A three piece white suite with shower over the bath.

Externally

To the rear of the garden, a flourishing mature garden, with a flagged area ideally for summer seating and a cluster of beautiful trees and shrubbery.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a quide only and approved details should be requested from the agents.