



## 71 St. James Avenue, Upton, Chester, Cheshire, CH2 1NN

**Offers In Excess Of £400,000**

- Detached Bungalow
- Off Road Parking
- Four Bedrooms
- Garage
- Front & Rear Garden
- 01244 380 380 To View

# 71 St. James Avenue, Chester CH2 1NN

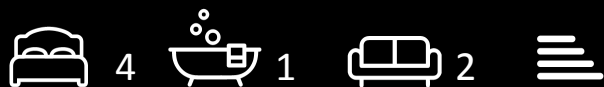
Welcome to St. James Avenue, Chester - a charming location that could be the perfect setting for your new home!

As you step inside, you'll be greeted by two spacious reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Outside, you'll find front and rear gardens that offer a tranquil retreat from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the peaceful surroundings of your own garden!

Parking will never be an issue with space for two vehicles in the garage and driveway. Whether you're a car enthusiast or simply need extra storage space, this property has you covered. Plus, the detached garage provides even more flexibility for your needs.

The best part? This property comes with no onward chain, making the buying process smoother and quicker for you. Don't miss out on this fantastic opportunity to own a piece of paradise in Chester. Book a viewing today and let this bungalow steal your heart!



Council Tax Band: D



### Description

In brief the property comprises of, lounge, dining area, kitchen, four bedrooms and a garage. There is off road parking to the front and both front and rear gardens.

### Lounge

10'7" x 19'11"

UPVC window to front. Wall mounted radiator

### Dining Area

13'7" x 9'7"

From porch with access to lounge and kitchen.

### Bathroom

6'0" x 6'6"

Three piece bathroom suite with over bath shower. UPVC window to side and wall mounted radiator.

### Bedroom One

11'11" x 9'10"

UPVC window to side and wall mounted radiator.

### Bedroom Two

12'8" x 10'0"

UPVC window to side and wall mounted radiator.

### Bedroom Three

9'9" x 8'10"

UPVC window to rear garden and wall mounted radiator.

### Bedroom Four

8'6" x 6'7"

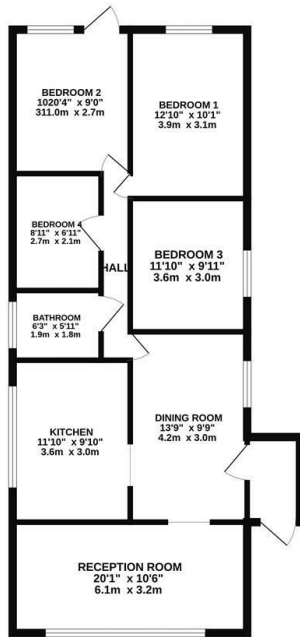
Internal room with Velux window ideal for a study or work from home space.

### Garage

22'7" x 9'7"

Up and over garage door. Access to rear garden

BUNGALOW  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.  
Made with floorplan 12320

## Directions

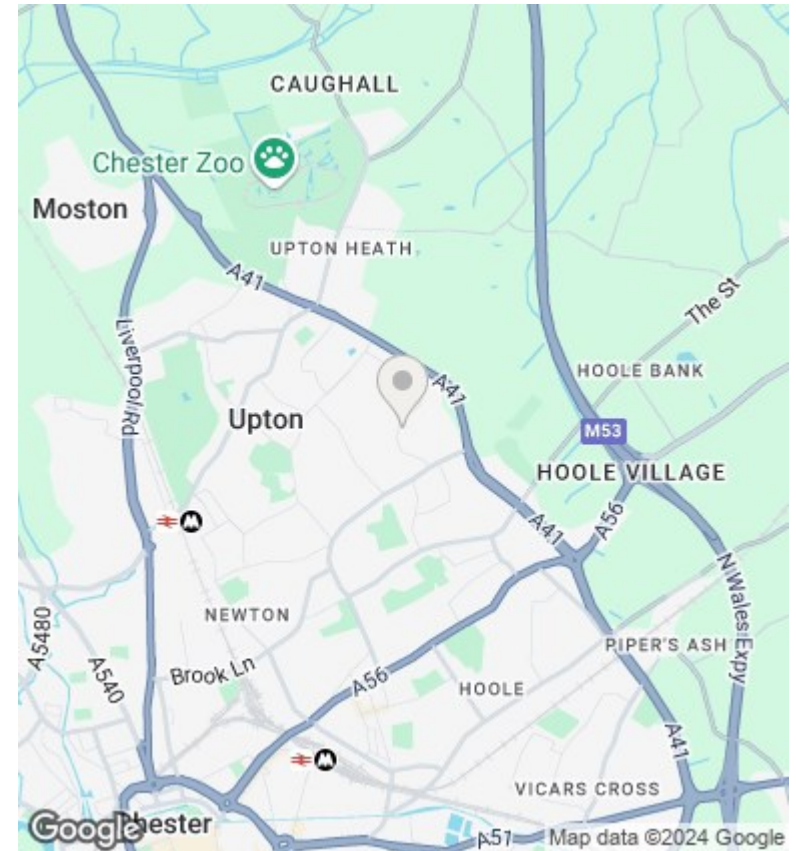
Located in Upton Chester. Please ask one of our sales advisors for the postcode for your nav.

## Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	