



## 25 Naomi Close, Chester, CH1 5HH

Asking Price £230,000

- Cul-de-sac Location
- Off Road Parking & Garage
- Semi-detached House
- No Onward Chain
- Two Double Bedrooms
- Please call 01244 380 380 To View

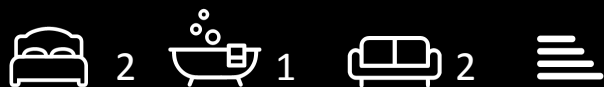
## 25 Naomi Close, Chester CH1 5HH

Welcome to this charming property located on Naomi Close in the picturesque city of Chester. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 2 bedrooms, there is ample space for a small family or guests to stay over comfortably.

The property features a bright and spacious lounge, ideal for enjoying a cup of tea while basking in the natural light that floods the room. Additionally, the rear sunroom offers a tranquil space to unwind and enjoy a good book or simply soak in the peaceful surroundings.

Located in a quiet cul-de-sac, this home provides a serene and safe environment for you to retreat to after a long day. With off-road parking for 2 vehicles and a garage, parking will never be an issue for you or your visitors.

The two good-sized bedrooms offer plenty of space for relaxation and personalisation, ensuring that you can create your own oasis within this lovely property. Whether you're looking for a cozy home for your family or a peaceful retreat for yourself, this house on Naomi Close has the potential to be the perfect place for you to call home.



Council Tax Band: B



### Hallway

UPVC Double glazed door to front with access to kitchen and lounge.

### Lounge

14'5" x 17'6"

UPVC Patio doors into garden. Wall mounted radiator and communication outlet points.

### Kitchen

8'2" x 12'5"

A range of wall and base units with matching work tops. Internal door to sun room and hallway.

### Sun Room

8'10" x 12'5"

UPVC Doors and windows with fitted blinds. Access to rear garden and the garage.

### Bedroom One

14'5" x 8'10"

UPVC Window to front with wall mounted radiator and fitted wardrobes. Storage cupboard with gas combi boiler.

### Bedroom Two

14'5" x 8'10"

UPVC Window to front with wall mounted radiator and fitted wardrobes.

### Bathroom

7'6" x 6'2"

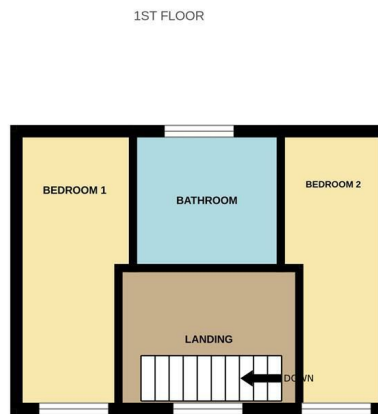
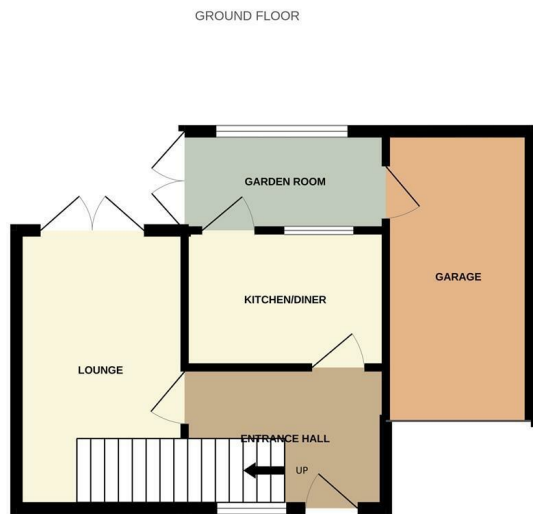
Three piece bathroom suite tiled with radiator. Rear frosted glass window into garden.

### Garage

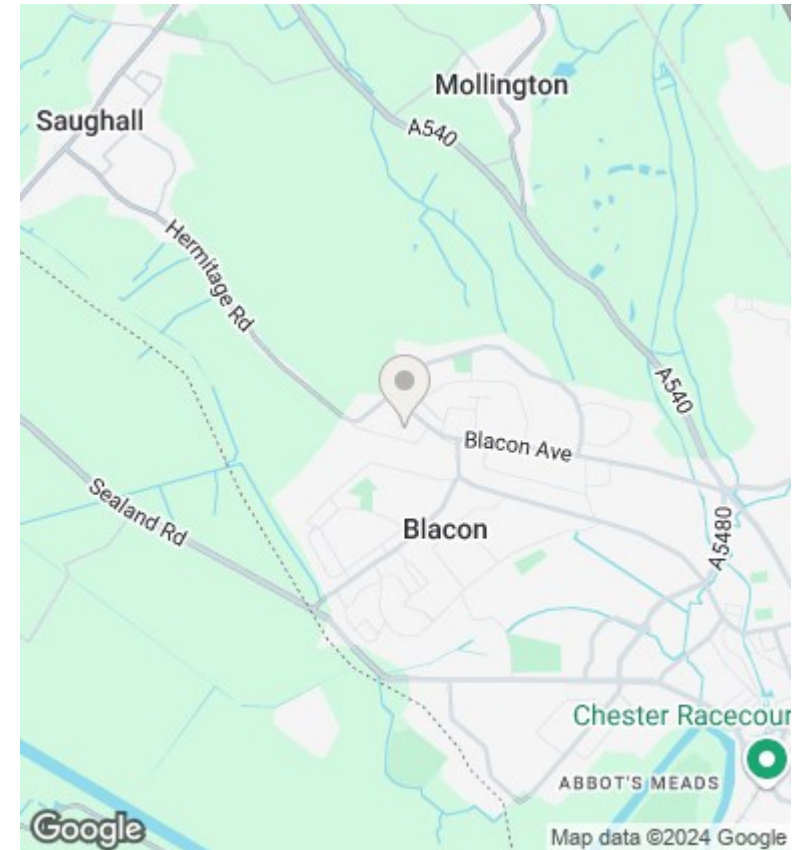
21'4" x 8'11"

Electric garage door with power and plumbing to the rear. Access from the front with internal door to sun room.





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Located very close to our Blacon office. You will find Naomi Close just off Egerton Road Blacon.

## Viewings

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

## Council Tax Band

B

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	