



## COLLEGE GREEN, HANDBRIDGE

£375,000

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- DRIVEWAY AND GARAGE

- SITUATED IN HANDBRIDGE
- WITH WALKING DISTANCE OF CHESTER
- SPACIOUS LIVING ACCOMMODATION

# DWELL

# COLLEGE GREEN, HANDBRIDGE

3  
BED

1  
BATH

1  
RECEPTION

Nestled within the highly sought-after suburb of Handbridge, this detached three-bedroom bungalow offers spacious, light-filled accommodation and a peaceful setting, just a short walk from Chester city centre. With no onward chain, this property presents an excellent opportunity for those looking to downsize, relocate, or enjoy single-level living in one of Chester's most desirable areas.

The property welcomes you into a spacious hallway with two storage cupboards, following on to a large living room, featuring a generous picture window that floods the space with natural light. The living area flows seamlessly into a dedicated dining room, perfect for family meals or entertaining guests.

The Shaker-style kitchen is well presented, offering ample storage and workspace, with a rear door leading directly to the garden for convenient outdoor access.

There are three well-proportioned bedrooms, each offering versatility and comfort. The main bedroom benefits from French doors opening directly onto the rear garden, creating a lovely sense of indoor-outdoor living. The two further double bedrooms provide flexible options for

family use, guest accommodation, or a home office.

The property also features a modern wet room, complete with a mixer shower, WC, and wash basin.

To the rear, a private garden offers a patio space, ideal for outdoor dining or relaxation. The garden is enclosed, making it safe and secure for children or pets.

A separate garage provides excellent storage or workshop space, featuring an up-and-over front door and a newly fitted UPVC rear door. There is also off-road parking to the front of the property, offering convenience and practicality.

Situated on a quiet residential street, College Green enjoys a prime location within Handbridge – one of Chester's most characterful and popular neighbourhoods. The area boasts a wonderful community atmosphere with a range of local amenities including independent shops, cafés, pubs, and a post office. Riverside walks along the River Dee and easy access to The Meadows provide plenty of green space for leisure and recreation.

Chester city centre is within easy walking distance, offering excellent shopping, dining, and cultural attractions. There are also reputable local schools, good public transport links, and easy access to major road networks including the A55 and M56, connecting to North Wales, Liverpool, and Manchester.





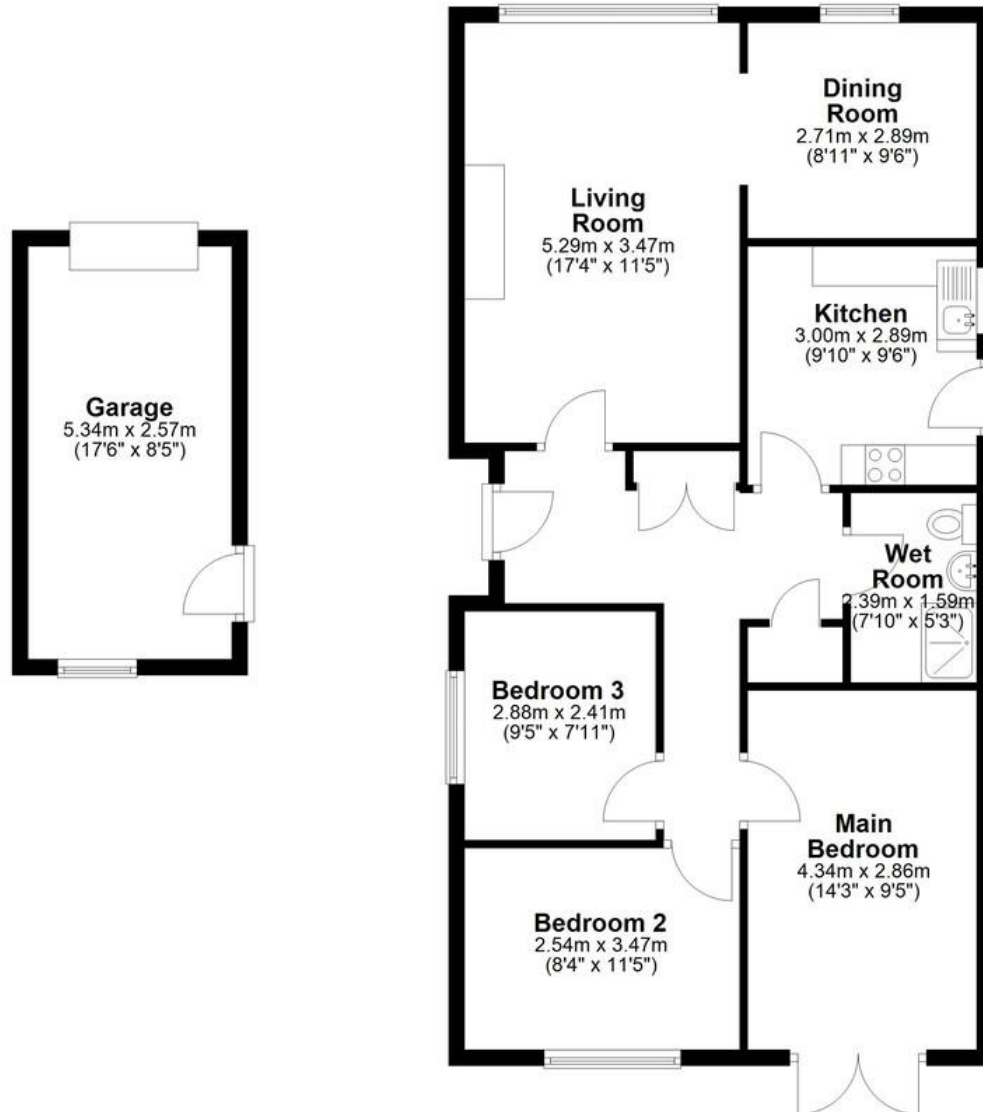
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# DWELL

## Ground Floor



**TOTAL FLOOR AREA** 1,028 sq ft / 96 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## COUNCIL TAX

Band D

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Potent
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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