



CHARLOTTE STREET, CHESTER

£225,000

- THREE BEDROOM HOUSE SHARE
- FULLY LET FOR THE NEXT ACADEMIC YEAR
- WALKING DISTANCE OF UNIVERSITY
- ENCLOSED REAR YARD
- CELLAR
- WALKING DISTANCE TO CITY CENTRE

DWELL

CHARLOTTE STREET, CHESTER

3
BED

1
BATH

1
RECEPTION

This well-positioned three-bedroom house share represents an excellent investment opportunity in a popular and convenient area of Chester. The property is already fully let for the next academic year, offering investors the considerable benefit of an established tenancy and immediate rental income without the need to find new occupants before the start of the student term.

Charlotte Street is ideally placed within walking distance of the University of Chester campuses, making the property particularly attractive to the student rental market. Chester city centre is also easily accessible on foot, placing an excellent range of shops, supermarkets, cafés, restaurants, leisure facilities and transport connections within convenient reach.

The accommodation is arranged over three levels. The ground floor includes a hallway, a comfortable communal living room, a fitted kitchen and one generously proportioned bedroom. On the first floor are two further well-sized bedrooms and the bathroom. Each bedroom provides ample space for sleeping, studying and storage, while the separate living room gives occupants a dedicated communal area in which to relax and socialise.

The property also benefits from a useful cellar,

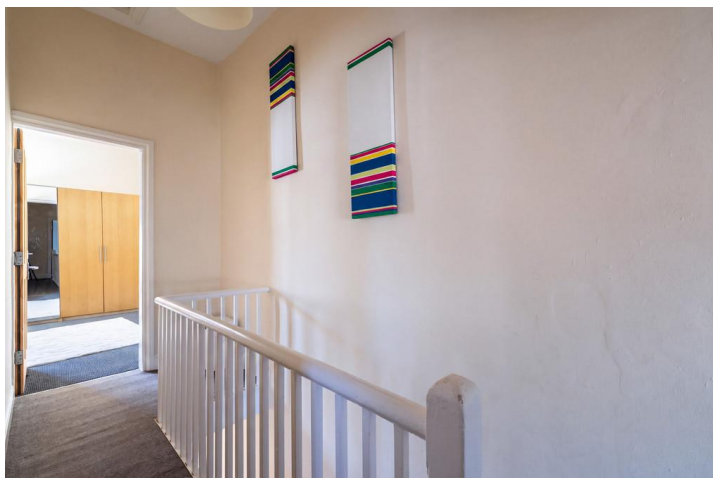
offering valuable additional storage, together with an enclosed rear yard that provides private outside space and requires relatively little maintenance.

With three letting rooms, an established student-friendly layout and a location close to both the university campuses and the city centre, this is a compelling addition to a rental portfolio. Its fully let status for the forthcoming academic year makes it especially appealing to investors seeking a ready-made student property with income already secured, subject to the existing tenancy arrangements.





DWELL
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TOTAL FLOOR AREA 1,034 sq ft / 96 sq m

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

COUNCIL TAX
Band B

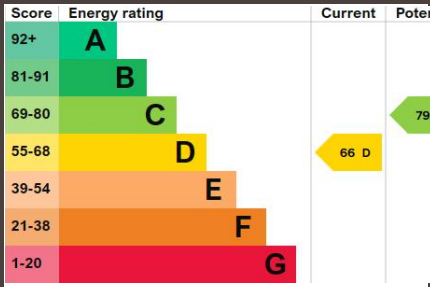
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



OFFICE CONTACT INFO

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