



TARVIN ROAD, BOUGHTON, CHESTER

£315,000

- CHAIN FREE
- TWO SPACIOUS RECEPTION ROOMS
- CHARACTER FEATURES THROUGHOUT
- DOWNSTAIRS SHOWER ROOM
- PRIME LOCATION
- ENCLOSED REAR GARDEN

DWELL

TARVIN ROAD, BOUGHTON, CHESTER

4	2	2
BED	BATH	RECEPTION

Offered for sale with no onward chain, this beautifully presented four-bedroom end-terrace home occupies a sought-after position on Tarvin Road in Boughton. Providing approximately 1,494 sq ft of generous and versatile accommodation, the property combines attractive period features with stylish contemporary finishes and also benefits from off-road parking.

The welcoming entrance hall leads into an impressive bay-fronted living room, where high ceilings, decorative detailing and a feature fireplace create an elegant yet comfortable space. A separate dining room provides ample room for family meals and entertaining.

The characterful kitchen is fitted with an extensive range of units and features a striking exposed-brick chimney breast with a range-style cooker. Beyond the dining room is a practical utility area, together with a convenient ground-floor shower room and WC.

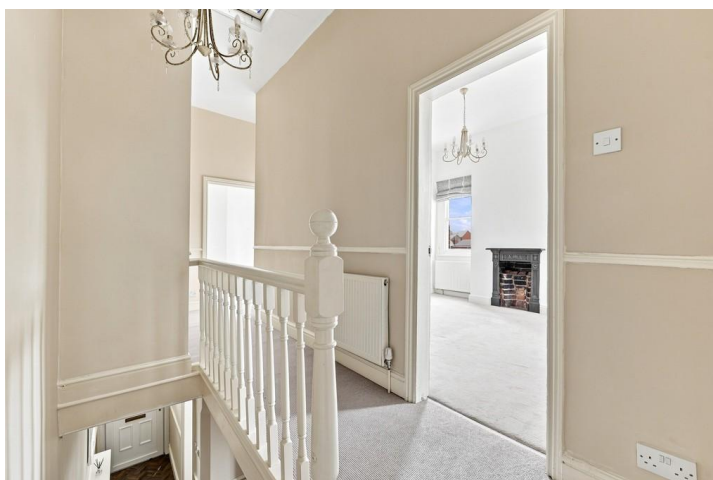
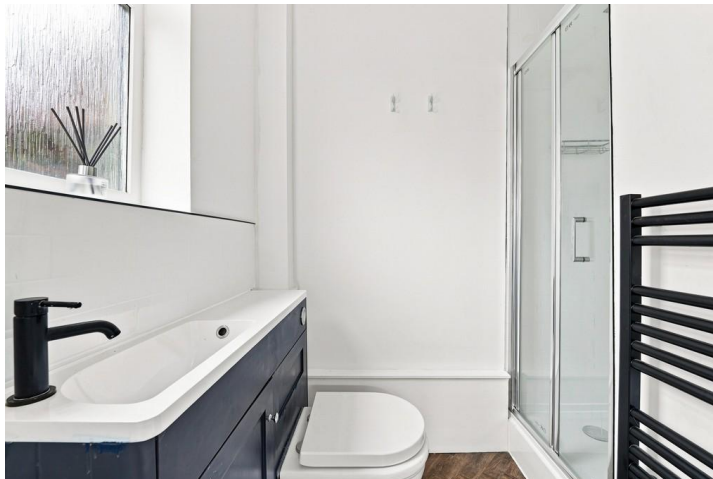
To the first floor are four well-proportioned bedrooms, including three generous doubles and a fourth single bedroom that would also make an ideal home office or nursery. Several rooms retain charming original-style fireplaces, while a useful landing cupboard provides additional storage. The spacious family bathroom is fitted with a

freestanding roll-top bath, a separate shower enclosure, wash basin and WC.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn, raised borders and a seating area ideal for outdoor dining and relaxation. A detached brick outbuilding provides valuable additional storage and incorporates a WC.

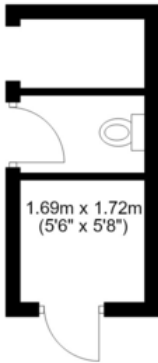
The property is ideally placed for Chester city centre, Boughton's local shops and amenities, well-regarded schools and excellent road and public transport connections. With its generous proportions, character features and highly convenient location, this attractive freehold home is an excellent opportunity for families and professional buyers alike.



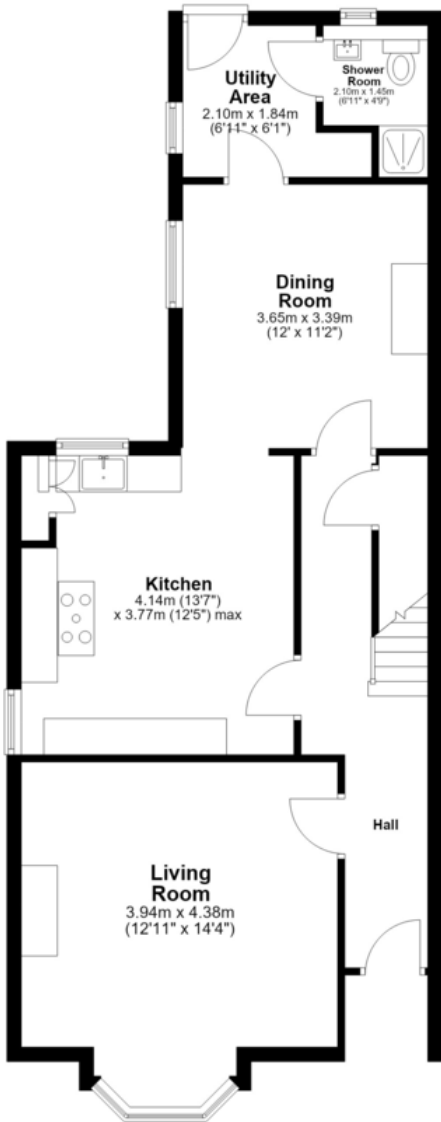




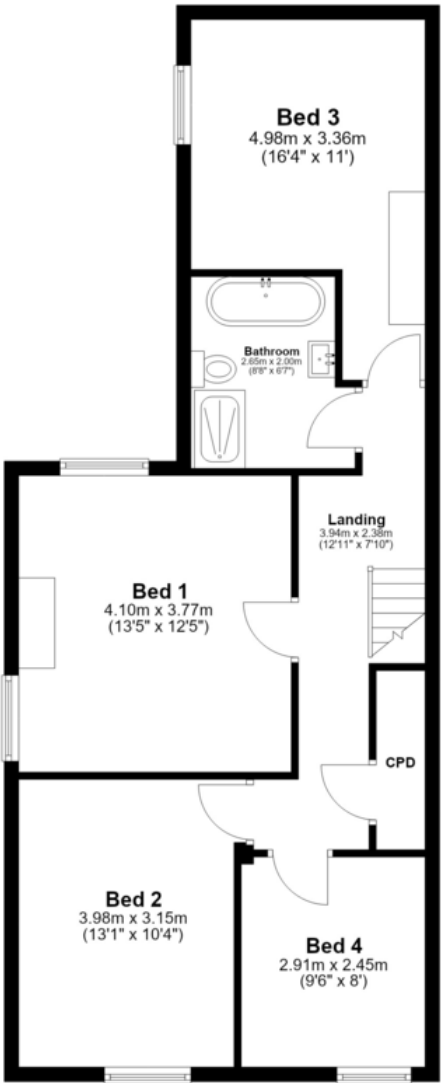
Outbuilding



Ground Floor



First Floor



TOTAL FLOOR AREA 1,494 sq ft / 139 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

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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