



## HOCKENHULL LANE, TARVIN, CHESTER

A well presented three bedroom property in a highly desirable village close to Chester. The property is being sold with NO ONWARD CHAIN and would benefit from some general upgrading. There are three bedrooms, two reception rooms, open plan kitchen/diner and a large rear courtyard garden & driveway.

**£295,000** Freehold | Chain Free Three Bed Semi In Popular Village Close To Chester



FEARNALLS  
The Chester Estate Agents



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The property is described in more detail as follows:- The property has pleasant kerb appeal and is set back from the lane with driveway and front garden. There is a storm porch and front door opening into the hall. To the front of the property there is a well proportioned living room which has a pleasant aspect to the lane. Within the living room there is a door to a useful under stairs store cupboard. Beyond the living room there is a kitchen with dining space. The kitchen is fitted with wall and base units along with an internal window to the conservatory extension. There are a set of French doors opening into a large conservatory which has views of the large courtyard garden and plenty of natural daylight. It also offers an additional reception space.

At first floor level there are three bedrooms which are served by a nicely appointed shower room. The principal bedroom is at the front of the property and stretches the full width of the house with two windows looking out to the roadside. Bedrooms two and three both have views out to the rear garden. The shower room has a large walk-in shower. There is also a store cupboard off the landing.

The property benefits from a larger than average rear garden. It is a low maintenance outside space with open aspect and accessed from the conservatory. There is also a side gate leading through to the driveway which has plenty of space for multiple vehicles. The house is conveniently placed for local amenities in Tarvin and a short stroll to the local primary school.

The village of Tarvin is well serviced and caters for everyday needs with local shops, restaurants, schools and leisure facilities. It is one of the most popular villages to the south-east of Chester and is a short drive from the city centre. The village is also well positioned for the local transport links and is commutable to North Wales, Liverpool & Manchester.

The historic city of Chester is only short drive away and is renowned for its charm and character including the Roman Walls, River Dee and Roodee racecourse. The city centre offers a huge variety of shopping and leisure facilities encompassing the famous 'rows' shopping area with bars and restaurants to suit almost every occasion and taste! Local areas of employment are generally accessible by a good network of A roads and motorways.

**Council Tax Band: D**

**Tenure: Freehold**

- No Onward Chain
- Semi-Detached House
- Large Plot with Driveway & Rear Garden
- Adaptable Living Accommodation Over Two Floors
- Extremely Popular Village Close to Chester
- Would Benefit From Some Modernisation
- Three Bedrooms & Shower Room
- Driveway Parking
- Popular Village Location
- Nearby Village Amenities & School

**Buyers Notice:**

NO ONWARD CHAIN

Hall w: 3' 2" x l: 4' 9"



**Living Room** w: 12' 5" x l: 13' 9"

**Kitchen With Dining Space** w: 15' 11" x l: 8' 2"

**Conservatory** w: 13' 4" x l: 12' 2"

Measurements are maximum

**Store Room** w: 3' 2" x l: 7' 5"

Under stairs store with restricted headroom

**FIRST FLOOR:**

**Bedroom One** w: 15' 10" x l: 8'

Measurements are maximum

**Bedroom Two** w: 9' 1" x l: 7' 4"

**Bedroom Three** w: 6' 6" x l: 8' 5"

**Shower Room** w: 5' 11" x l: 6'

**Landing** w: 10' x l: 5' 5"

Measurements are maximum

**Council Tax Band**

Using Gov.uk online information we are advised that the council tax band is: D

**Stamp Duty Land Tax**

Calculated at the asking price and purchased as a main residence the Stamp Duty Land Tax due will be £2250

First Time Buyers: £0

Second home calculation available on request.

**Please Note:**

Fearnalls is a trading name of Chester Estate Agents Limited who hereby give notice to anyone reading these particulars that:

- (i) These particulars do not constitute part of an offer or contract.
- (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact.
- (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings.
- (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact.
- (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the buyer.

**Want To Move But Need To Sell?**

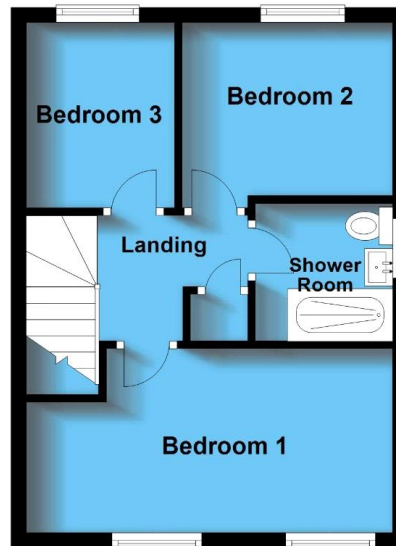
If you are interested in this property but need to sell your own home, Fearnalls would be delighted to discuss how we can help. Please contact us for further information to arrange a free, no obligation appraisal of your home. We are available seven days a week and late into



## Ground Floor



## First Floor



Total area: approx. 79.6 sq. metres (856.5 sq. feet)

Floor plans are for illustration purposes only, not to scale. Gross floor area is approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	86
B (81-91)	
C (69-80)	70
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
 Chester Estate Agents T/a Fearnalls  
 First Floor, 24a Charles Street, Chester, Cheshire CH2 3AZ  
 Tel: 01244 340 402 Email: [info@fearnalls.co.uk](mailto:info@fearnalls.co.uk) Website: [www.fearnalls.co.uk](http://www.fearnalls.co.uk)

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