



18 Cambridge Road, Chester

Offers Over £235,000



## 18 Cambridge Road

Chester, Chester

Situated within the popular suburb of Newton, this well presented three bedroom home offers convenient access to a wide range of local amenities, green spaces and transport links, making it an ideal choice for first time buyers or growing families.

Council Tax band: B

Tenure: Freehold

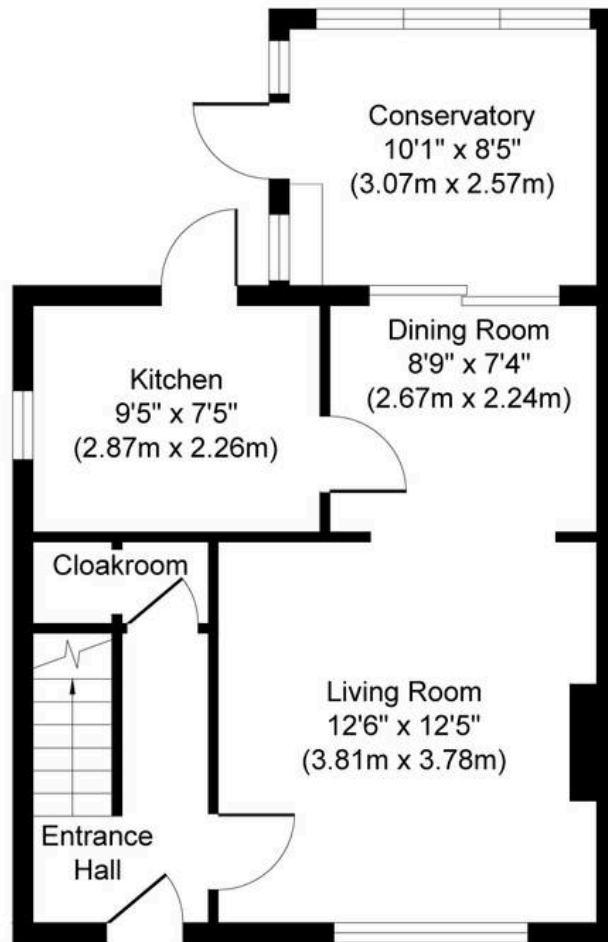
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

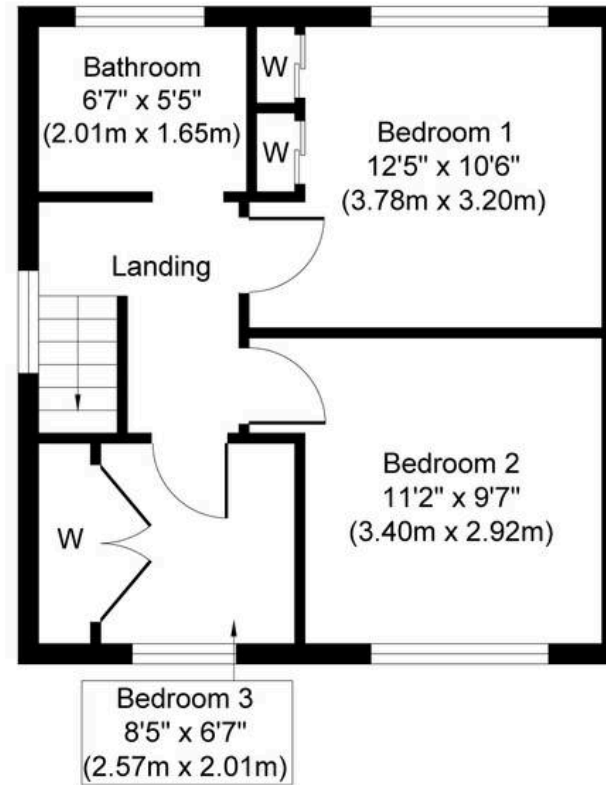
- Well situated three bedroomed end terraced home with a conservatory to the rear.
- Well presented and maintained throughout, ideally situated for Hoole, motorway access and the City, ideal first time home.
- Spacious living room, dining room, modern fitted kitchen.
- Three first floor bedrooms with ladder access to a boarded loft, bathroom with a modern white suite.
- UPVC double glazed windows and doors and gas fired central heating, no chain.
- Westerly facing, sunny rear garden with brick outbuildings and off road parking to the front







**Ground Floor**  
**Approximate Floor Area**  
**466 sq. ft**  
**(43.29 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**375 sq. ft**  
**(34.83 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Currans Homes Sales

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