



A riverside property requiring some upgrading

Salmon Leap, Chester, CH4

£275,000 Leasehold



- One of Chester's most sought-after areas
- Wonderful walking opportunities on the doorstep
- Scope to enhance and improve the accommodation
- Single garage and parking directly outside it
- A pretty rear courtyard

Tenure
Leasehold

Local Authority

Energy Performance
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chester Office.
Telephone: +44 (0) 1244 32 32 32.




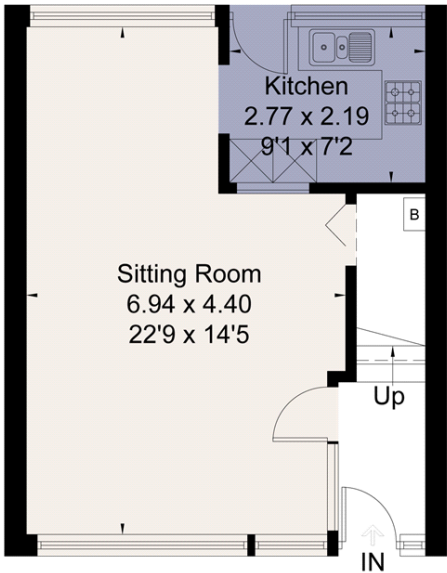


Salmon Leap, Chester, CH4
Gross Internal Area 982 sq ft, 91.2 m²
Garage 151 sq ft

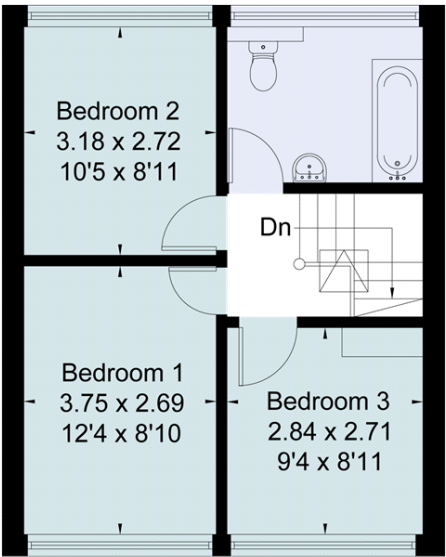
Approximate Area = 77.2 sq m / 831 sq ft
Garage = 14 sq m / 151 sq ft
Total = 91.2 sq m / 982 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
For identification only. Not to scale.
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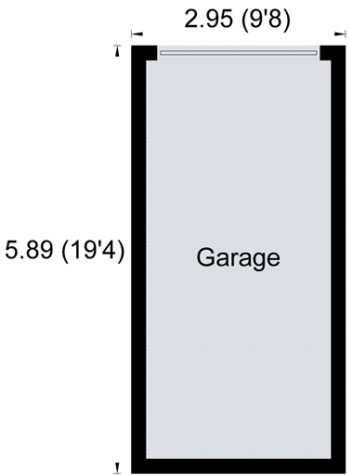
 = Reduced head height below 1.5m



Ground Floor

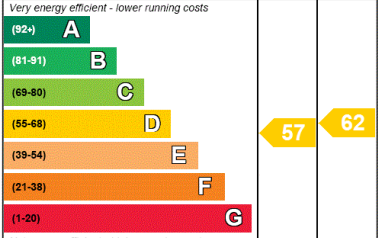
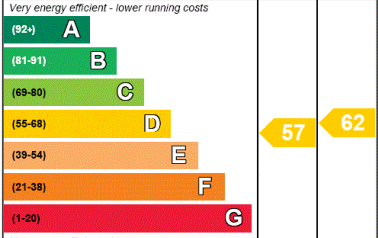



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241309

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	57	62
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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