



**Gowy Crescent  
Tarvin  
Chester  
Cheshire  
CH3 8LZ**

**Offers in Excess of £245,000**

**bettermove**



# Gowy Crescent Chester

Bettermove are pleased to present this charming three bedroom end terrace house in Tarvin.

The property benefits from double glazing and gas central heating throughout. The council tax band is C.

The interior of this beautifully-presented property consists of a spacious lounge, separate dining room and modern fitted kitchen on the ground floor. The first floor comprises three bedrooms, the family bathroom and separate WC. The exterior boasts extensive wraparound gardens with lawn and brick patio areas, perfect for enjoying the summer months.

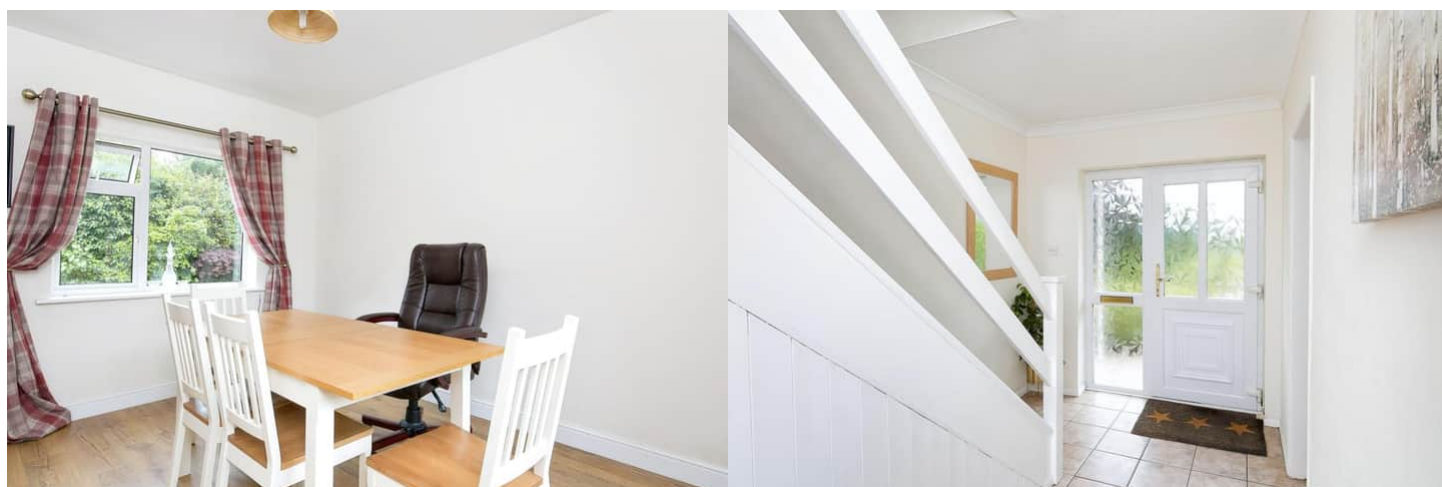
Situated in the sought after village of Tarvin, the property is close to a number of local amenities including shops, supermarkets, pubs and restaurants. Transport connections can be found from the A51, A54, Mouldsworth and Chester railway stations.

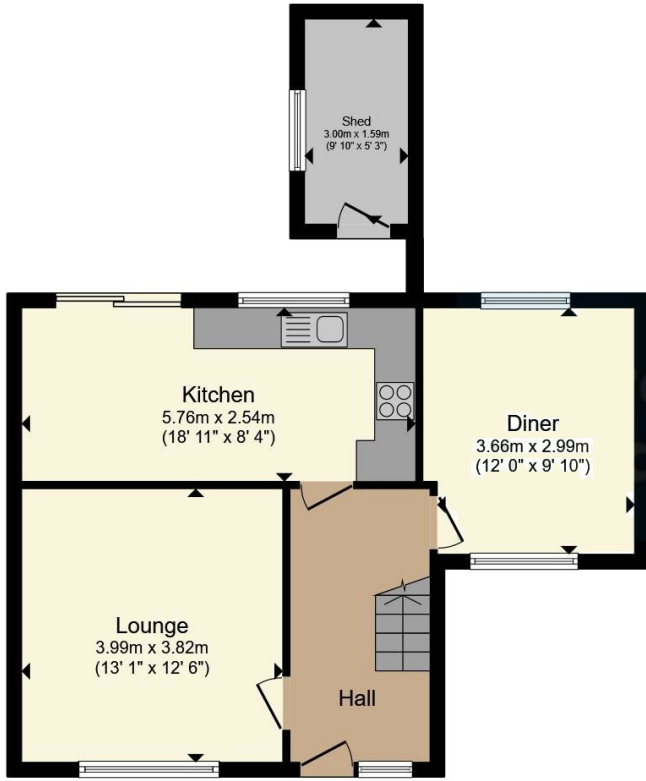
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

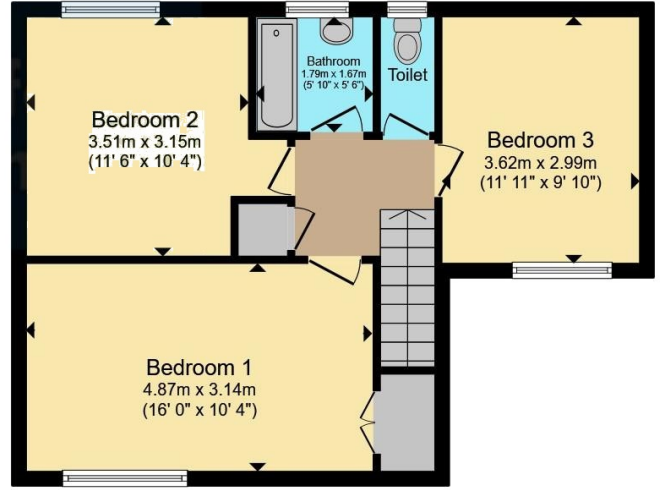
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 100.8 sq.m. (1,085 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)