



New Road, Wrexham LL11 2ES Offers In The Region Of £150,000

**** FANTASTIC INVESTMENT OPPORTUNITY**** A fully tenanted 4 bedroom HMO located on the outskirts of Wrexham City Centre. The property offers 4 bedrooms, communal lounge, spacious kitchen and 2 bathrooms. The property is conveniently located within walking distance to Wrexham city centre so has a wealth of local amenities close to hand as well as excellent road routes out of Wrexham for commuting. The current rental values for each room are - **** ALL BILLS INCLUDED****

Bedroom 1 - £108 per week
Bedroom 2 - £108 per week
Bedroom 3 - £138 per week
Bedroom 4 - £146 per week

- A 4 bedroom HMO property
- Currently fully occupied
- Fantastic investment opportunity
- Communal lounge
- 2 Bathrooms
- Garden and garage to the rear



Entrance Porch and Hallway

Timber exterior door opens into the porch with original tiled floor. Upvc glazed door opens into the hallway. Stairs to the first floor, laminate flooring, doors to bedroom 1 and the communal lounge.

Bedroom 1

4.01x 3.30 Max (13'2"x 10'10" Max)

Lounge/communal living room

3.84x 3.43 Max (12'7"x 11'3" Max)

Patio doors to the courtyard, ceiling rose, laminate flooring.

Kitchen

2.49x 4.55 (8'2"x 14'11")

Fitted with a range of wall, drawer and base units, work surface with inset stainless steel sink and drainer, plumbing for a washing machine, built in electric oven, 4 ring gas hob, glass splashback, stainless steel extractor fan, part tiled walls, 2 double glazed windows, wall mounted gas combination boiler.

Downstairs shower room

2.49x 0.97 (8'2"x 3'2")

White toilet and wash hand basin. Fully tiled walls with electric shower over a tray.

Bedroom 2

3.53m x 2.52m (11'6" x 8'3")

Single bedroom

Bedroom 3

3.84m x 2.24m (12'7" x 7'4")

Bedroom 4

4.3m x 3.3m (14'1" x 10'9")

Upstairs bathroom

2.51m x 1.15m (8'2" x 3'9")

White 3 piece bathroom suite comprising: bath with mains shower over, wash hand basin and toilet. Window to the side elevation, cushioned flooring.

Gardens

Front - Boundary brick wall with gate to the path which leads to the front door. Rear - Courtyard with brick wall, leading to the path which runs across the rear of the terrace. Prefabricated garage accessed from a service road to the rear.

Additional Information

PLEASE NOTE THAT THE HMO LICENCE IS CURRENTLY UNDER RENEWAL AND IS DUE TO BE RENEWED BY THE COUNCIL. PLEASE SEE THE EMAIL BELOW THAT WE RECEIVED FROM THE COUNCIL -

The application for 66 New Road has been allocated to Karen to progress, I will ask her to provide an update on this.

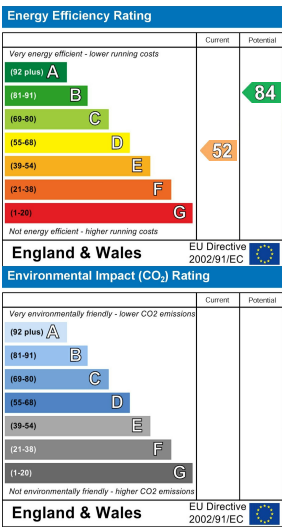
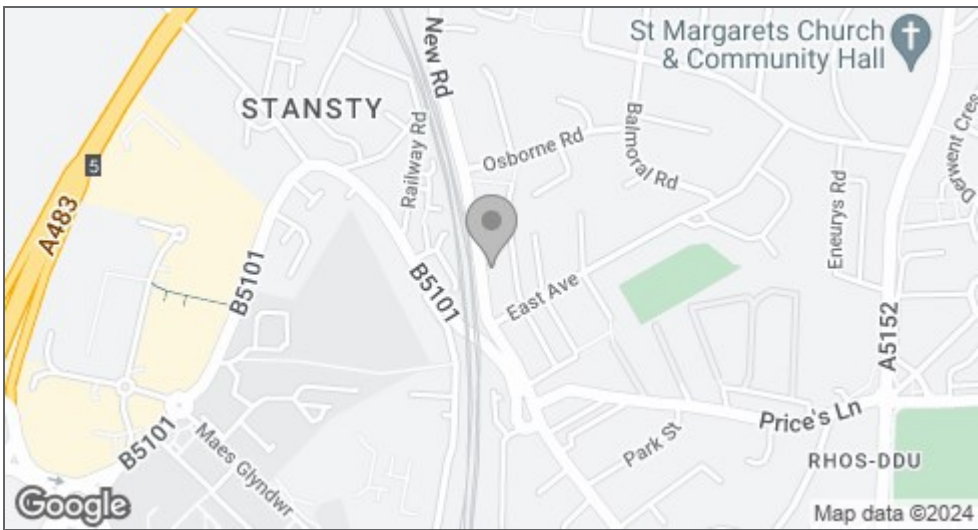
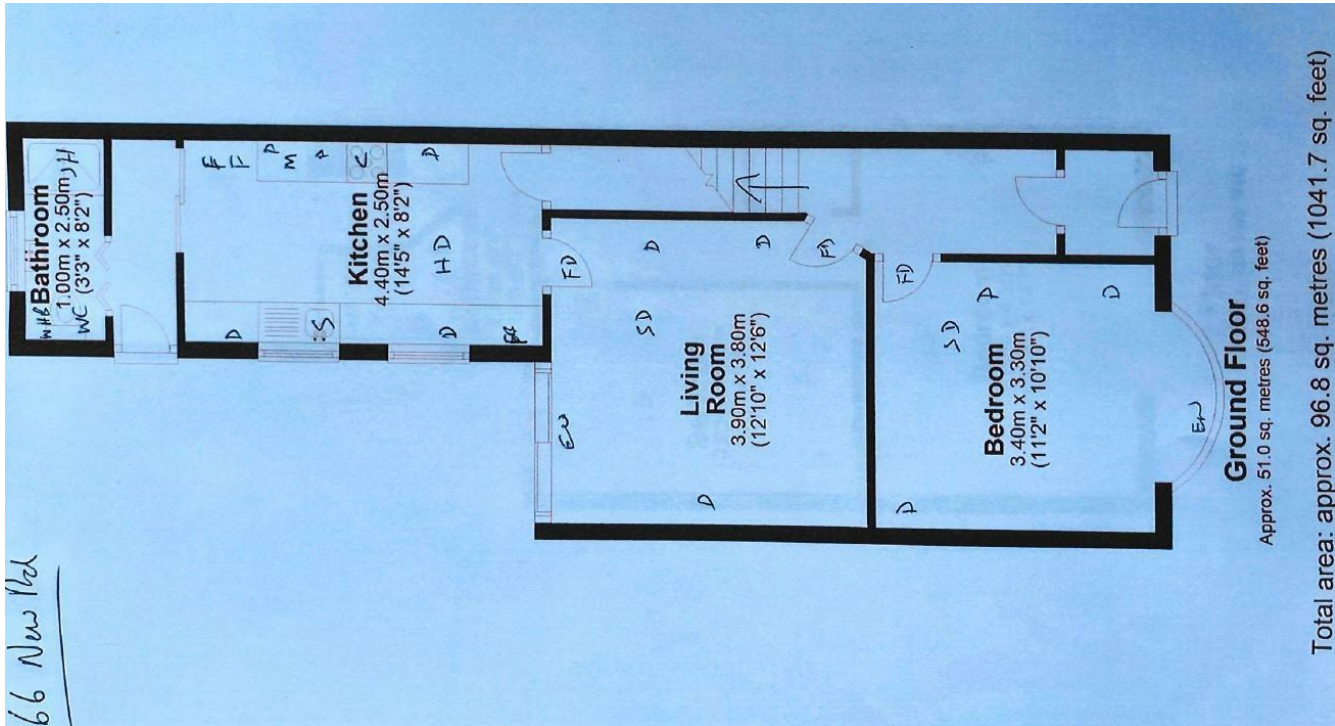
We are just awaiting an update on this.











MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

