



## Hampshire Drive, Wrexham LL11 2US

### £1,200

This recently refurbished 3-bedroom detached bungalow offers a modern and comfortable living space. The property includes a stylish, contemporary kitchen and a fully updated bathroom, both designed with modern finishes. The three good-sized bedrooms provide ample space for a family or home office. The bungalow also benefits from brand new carpets throughout, creating a fresh and inviting atmosphere. Outside, you'll find a large rear garden, perfect for outdoor activities or relaxation. The front of the property offers a driveway with space for 2-3 cars, as well as a garage for additional storage or parking. With its recent refurbishment, this home is ready to move into and offers a great opportunity for those looking for a well-maintained, modern property.

- 3 Bedroom Detached Bungalow
- Driveway for 2/3 Cars
- 3 Good Sized Bedrooms
- Good Transport Links Nearby
- Available Immediately
- Large Rear Garden
- Garage
- Great Location
- Modern Kitchen and Bathroom
- Viewing Early Advised



## Hallway

Spacious hallway with white walls and new grey carpets

## Living Room

Large living room at the front of the property with grey carpets and white walls

## Kitchen

Oak effect wall and base units, with intergrated oven and gas hob. Space for a fridge/freezer. Door leading to back garden

## Bathroom

Shower over bath, white w/c and wash basin. Beige floor to ceiling tiles.

## Bedroom 1

Large double bedroom at rear of the property overlooking the garden. White walls and grey carpets

## Bedroom 2

Large double bedroom at rear of the property overlooking the front elevation. White walls and grey carpets

## Bedroom 3

Good sized single bedroom. White walls and grey carpets

## Outside

Front and rear garden. Block paved driveway for 2/3 cars. Detached garage



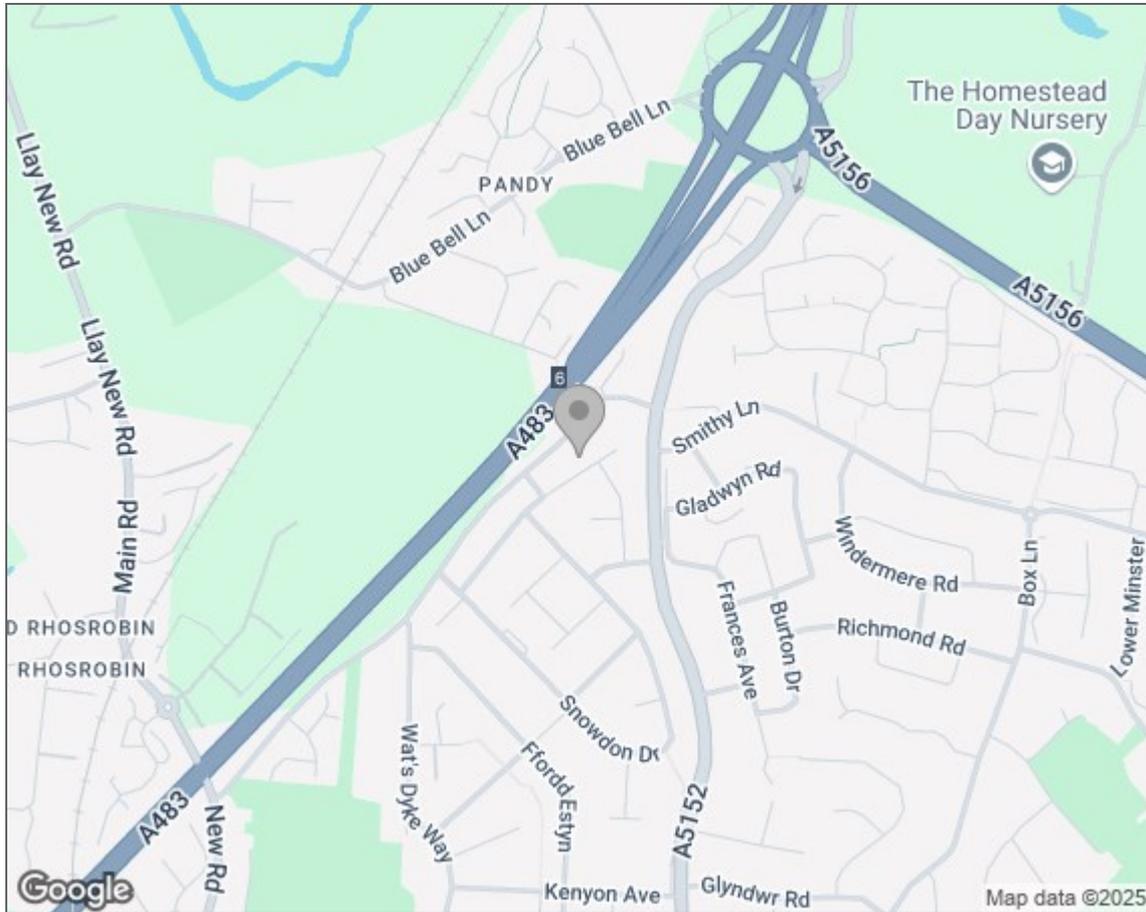




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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	

#### 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.

