



Hampden Road, Wrexham LL13 7RU Offers In The Region Of £120,000

A two bedroom, two reception room, two bathroom end of terrace property conveniently situated within walking distance of Wrexham city centre. The internal accommodation comprises an entrance hall, lounge, dining room, kitchen, downstairs shower room, two double bedrooms and family bathroom. Externally there is a rear courtyard.

- A TWO BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- LOCATED CLOSE TO THE CITY CENTRE
- RECENTLY REDECORATED
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- NO CHAIN!



Hallway

Wood effect flooring, upvc front door, doors to lounge and dining room, stairs to first floor.

Lounge

3.43 x 3.20 max (11'3" x 10'5" max)

Carpet, window to front.

Dining Room

3.59 x 3.35 max (11'9" x 10'11" max)

Wood effect flooring, window to rear, door to kitchen.

Kitchen

3.65 x 2.02 (11'11" x 6'7")

Range of fitted wall and base units, complimentary worktops, spaces for white goods, stainless sink/drainage, door to under stairs storage, extractor, window to side.

Rear Hall

Vinyl flooring, external door to side, door to shower room.

Shower Room

2.40 x 1.57 (7'10" x 5'1")

Shower cubicle, W.C, hand wash basin, window to side.

First floor landing

Doors to both bedrooms and to bathroom.

Bedroom One

4.35 x 3.40 max (14'3" x 11'1" max)

Wood effect flooring, two windows to front.

Bedroom Two

3.75 x 2.64 (12'3" x 8'7")

Wood effect flooring, window to rear.

Bathroom

2.69 x 2.09 (8'9" x 6'10")

White panel bath with electric shower over, w.c, handwash basin, tiled flooring, window to rear.

Rear Garden

Courtyard area adjacent to the house, gate to rear access.

Additional Information

The current owners are selling their rental portfolio and there is potential to purchase a portfolio of 6 properties.

Council Tax Band

C (£1,547 p/yr)

Borough

Wrexham

IMPORTANT INFORMATION

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 details must therefore be taken as a guide only.







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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 54	Potential: 85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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