



Colemere Street, Wrexham LL13 7PD

£925

A fully new renovated 2 bedroom terraced property located in Wrexham city centre. The property offers 2 reception rooms, newly fitted kitchen and downstairs w.c, all with either newly fitted carpet or wood effect flooring, and freshly painted. Upstairs comprises of a newly carpeted double bedroom to the front and a single bedroom with 2 built in wardrobes to the rear with a family bathroom in between. The property offers a concrete yard to the rear with access to an outside store. The property is ideally situated with a wealth of local amenities close to hand as well as having good road access out of Wrexham for commuting.

- 2 BEDROOM TERRACED PROPERTY
- BRAND NEW KITCHEN WITH ELECTRIC HOB/COOKER
- 2 RECEPTION ROOMS
- OUTSIDE SHED/UTILITY ROOM
- CLOSE TO LOCAL AMENITIES
- FULLY RENOVATED THROUGHOUT
- FRESHLY PAINTED & NEW CARPET THROUGHOUT
- DOWNSTAIRS & UPSTAIRS BATHROOMS
- COUNCIL TAX B
- VIEWINGS HIGHLY RECOMMENDED



Hallway

Newly fitted carpeted hallway, access to living room, stairs and dining room.

Lounge

3.57m x 2.69m (11'8" x 8'9")

With a double glazed window to the front, newly carpeted flooring & freshly painted.

Dining Room

3.56m x 3.72m (11'8" x 12'2")

With a double glazed window to the rear, new wood effect flooring, freshly painted, door to a storage cupboard.

Kitchen

3.42m x 1.62m (11'2" x 5'3")

Complete newly fitted kitchen with wood effect flooring, with ample storage, new electric cooker & 4 ring hob, space for fridge and access to the downstairs bathroom and back garden.

Rear Porch

With a door off to the rear yard and door to the downstairs w.c.

Downstairs W.C

Fitted with a new low level w.c, wash hand basin, double glazed window, freshly painted.

Bedroom 1

3.74m x 3.58m (12'3" x 11'8")

A double bedroom with a double glazed window to the front, new carpeted flooring and freshly painted.

Bedroom 2

3.59m x 1.93m (11'9" x 6'3")

With a double glazed window to the rear, newly fitted carpet and freshly painted, 2 built in wardrobes.

Bathroom

2.71m max x 1.68m (8'10" max x 5'6")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, double glazed window.

Outside

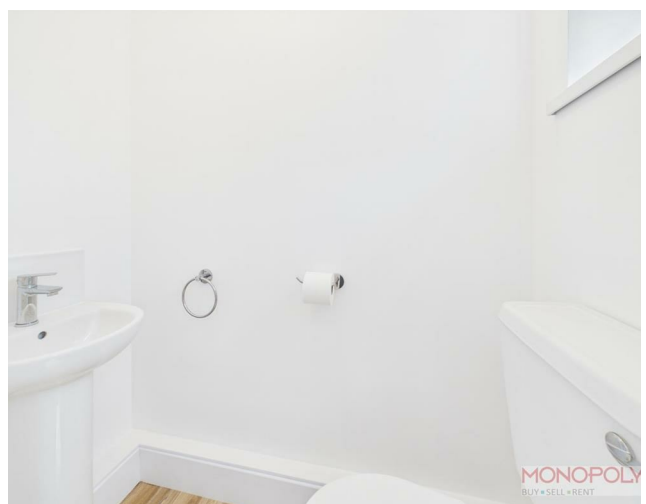
To the rear is a concrete yard with access to an outside store and gated access to the rear of the property.

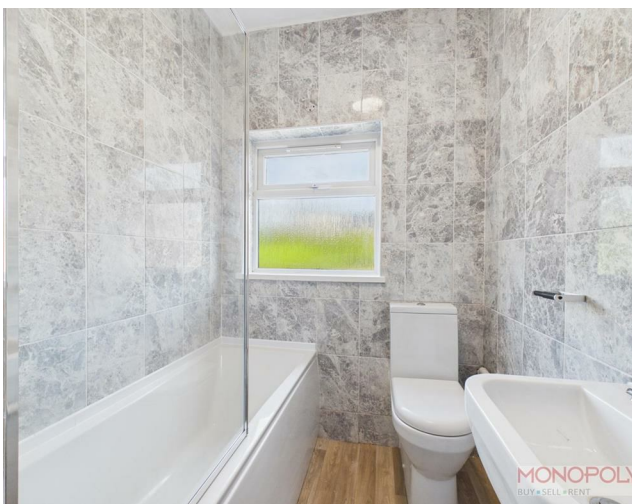
Additional Information

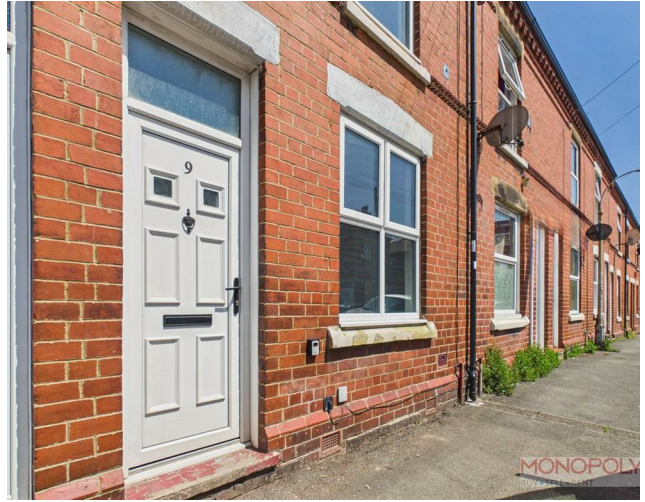
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

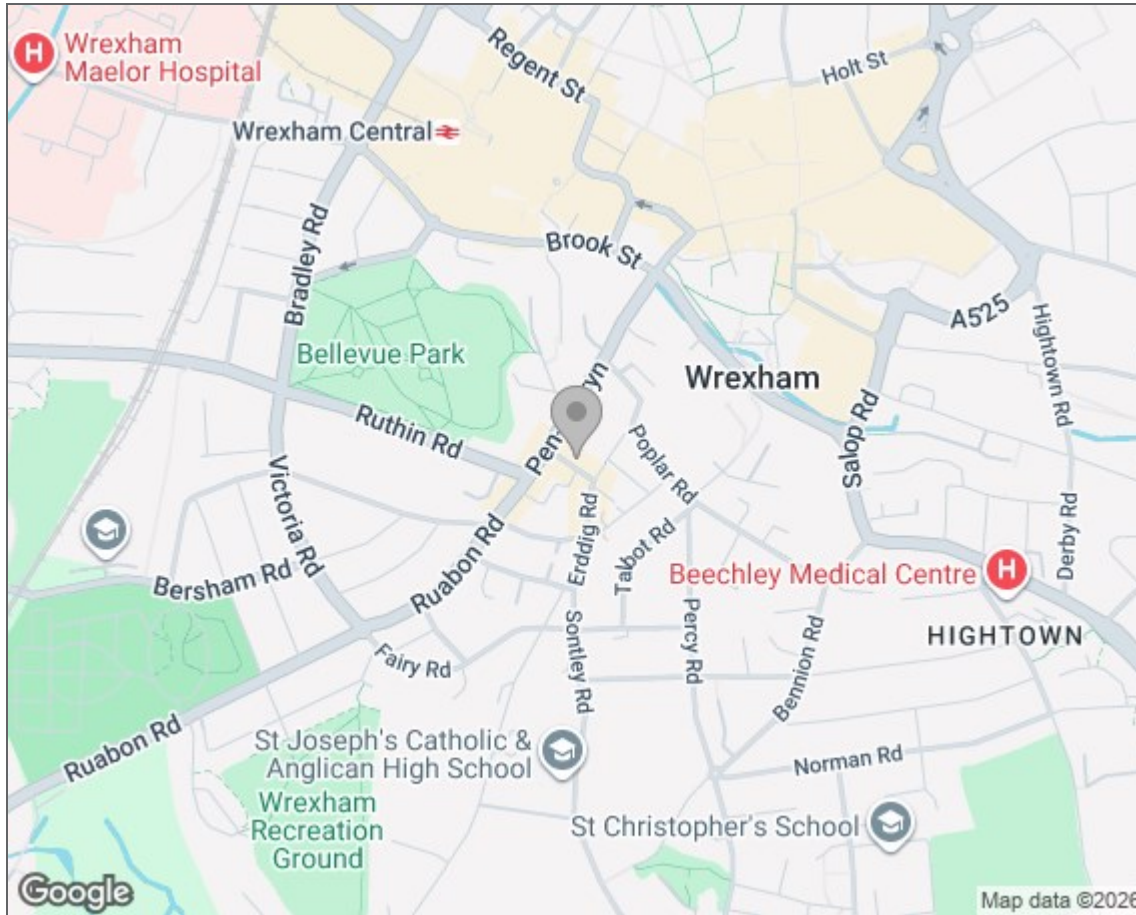
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











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	
	88
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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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