



## Jubilee Road, Wrexham LL13 7NN

### £900

Situated within walking distance of Wrexham City Centre, this two double bedroom terraced property is available to rent and offers well-proportioned accommodation over two floors. In brief, the ground floor comprises an entrance porch, living room, dining room, kitchen, rear porch, and a downstairs WC/utility area. To the first floor, the landing leads to two double bedrooms, with one bedroom providing direct access to the bathroom. Jubilee Road is conveniently located close to a wide range of local amenities, including shops, eateries, medical centres and schools. The property also benefits from excellent transport links, with bus and train services nearby, making it ideal for those commuting to Wrexham and surrounding areas.

- TWO DOUBLE BEDROOM TERRACED HOME FOR RENT
- TWO RECEPTION ROOMS
- KITCHEN
- REAR PORCH
- DOWNSTAIRS WC WITH UTILITY AREA
- BATHROOM
- REAR COURTYARD AND PATIO AREA
- ON-STREET PARKING
- CLOSE TO CITY CENTRE



## Entrance Porch

UPVC double glazed door leads into entrance porch with ceiling light point, wooden laminate flooring and door into living room.

## Living Room

UPVC double glazed window to front elevation, wooden laminate flooring, panelled radiator, ceiling light point and two wall lights. Arch leading to inner hall area where stairs rise to the first floor and a door leads to dining area.

## Dining Room

UPVC double glazed window to the rear elevation, fireplace with wooden surround, under-stairs storage cupboard, wooden laminate flooring, panelled radiator, ceiling light point and arch leading into kitchen.

## Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include oven, hob and space for fridge and freezer. 1.5 stainless steel sink unit with mixer tap over, wooden laminate flooring, splash-back tiling, strip lighting and recessed LED lighting, uPVC double glazed window to side/rear elevation. Door into rear porch.

## Rear Porch

UPVC double glazed door to rear, vinyl flooring, ceiling light point,

## Utility/Downstairs WC

Two piece suite comprising low-level WC and WC, space and plumbing for washing machine, wall-mounted boiler, ceiling light point, vinyl flooring, panelled radiator, uPVC double glazed frosted window to side/rear.

## Landing Area

Ceiling light point, doors to bedroom one and two.

## Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator, ceiling light point, built in storage cupboard and door to bathroom.

## Bathroom

Three piece suite comprising low-level WC, panelled bath with shower hose attached and pedestal wash hand basin. Tiled floor, panelled radiator, chrome heated towel rail, part tiled walls, uPVC double glazed frosted window to the rear.

## Bedroom Two

UPVC double glazed window to the front, carpet flooring, ceiling light point, panelled radiator.

## Outside

To the rear there is a sheltered courtyard area with artificial lawn laid. There is a shared pathway with steps leading up to a paved patio area with timber shed. There is on-street parking to the front.

## 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.

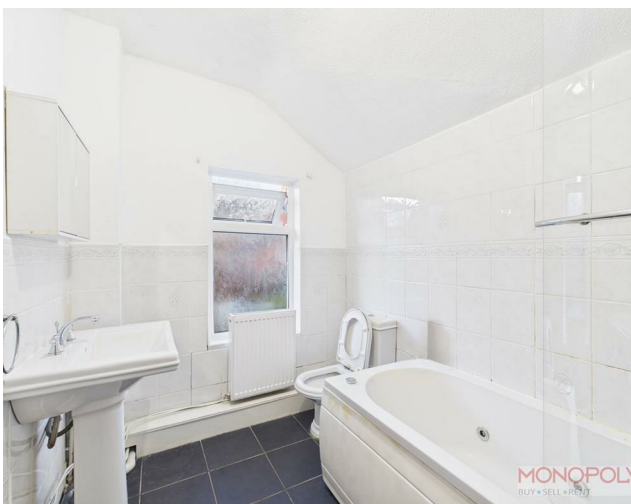
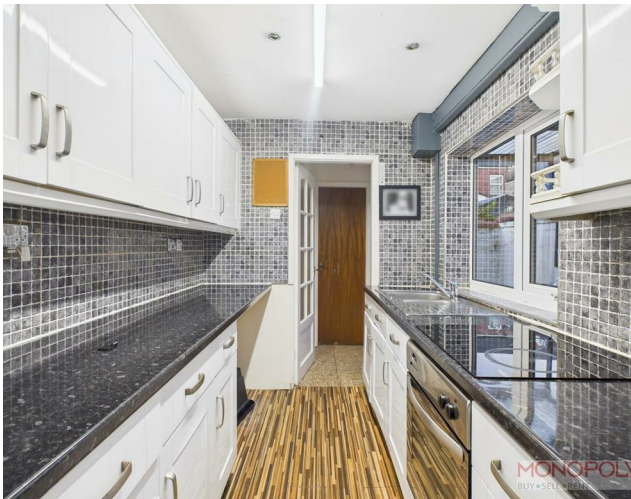
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure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



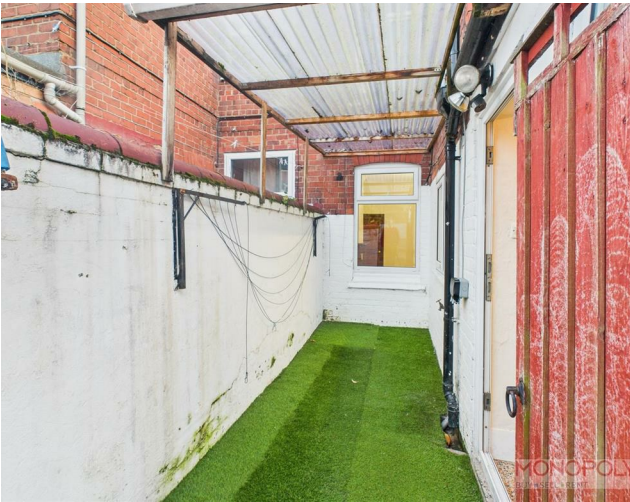


every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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.

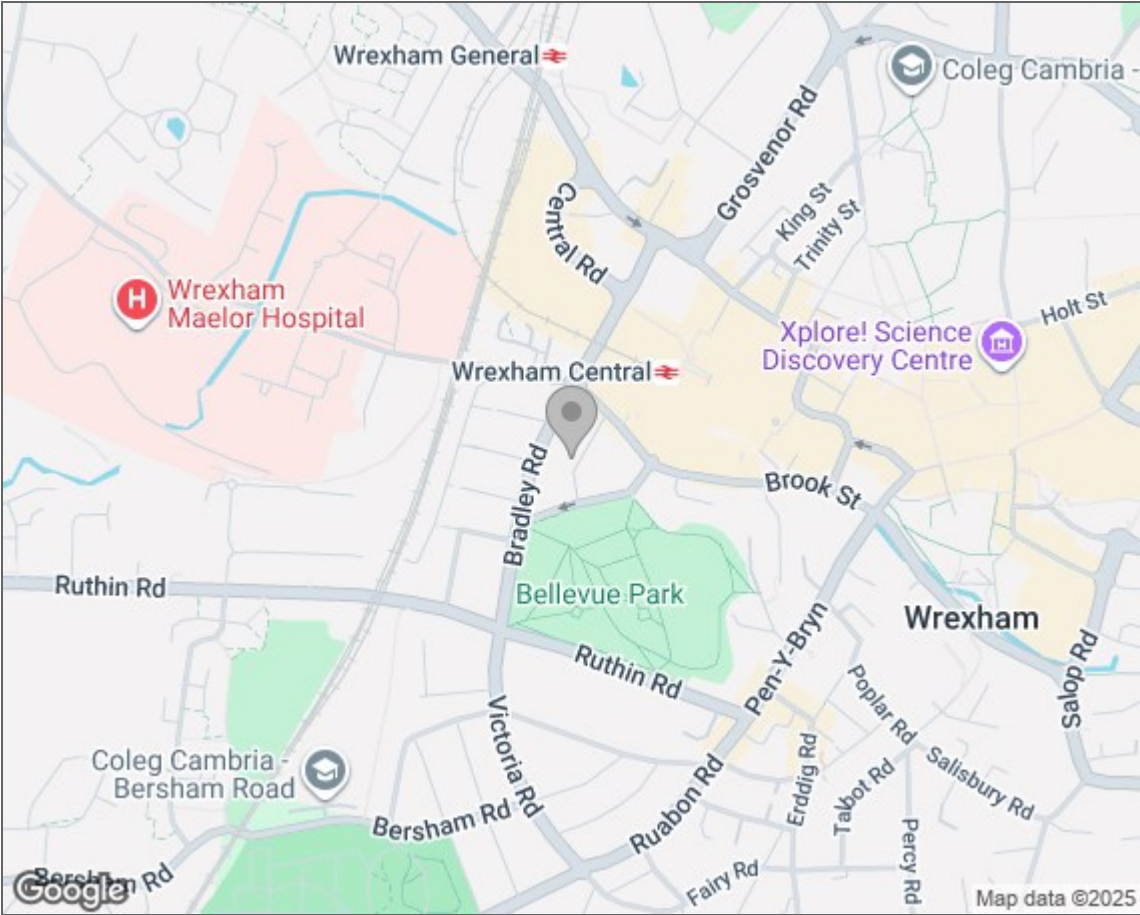












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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