MONOPOLY®
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01978 800186 or 01244 560610 or 01691 880407
wrexham@monopolybuysellrent.co.uk
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Oxford Street, Wrexham LL13 8HA
£850

We are delighted to offer TO LET this TWO bedroom mid-terraced property within walking distance of Wrexham City Centre. The spacious living accommodation comprises; Lounge, Dining Room, Kitchen and Family Bathroom to the downstairs and on the First floor there are Two Double Bedrooms. Outside there is a courtyard to the rear and a separate garden area.

- TWO BEDROOM
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE
- EPC E
- AVAILABLE IMMEDIATELY
- TERRACED HOUSE
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR
- COUNCIL TAX BAND B
- VIEWINGS HIGHLY RECOMMENDED

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ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed front door giving access to the Dining room/ Lounge

DINING ROOM

3.68m x 3.635m (12'0" x 11'11")

Spacious open plan living space but can still use as separate rooms with Squared Archway separating the Lounge and Dining rooms, Comprising of laminate wood flooring, UPVC Double glazed window to the front, radiator.

LOUNGE

3.620m x 3.600m (11'10" x 11'9")

UPVC double glazed window to the rear with radiator beneath, smoke alarm, staircase rising off to the first floor accommodation, door to kitchen,

KITCHEN

2.31m x 1.24m (7'7" x 4'1")

Fitted with a range of wall and base units with complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, UPVC Double glazed window to the rear, also there is plumbing for washing machine, gas cooker, Utility area, with door to Family bathroom

FAMILY BATHROOM

2.361m x 1.789m (7'8" x 5'10")

Comprising of a fitted modern Three piece bathroom suite which consists of a panel enclosed bath with shower over, tiled flooring, UPVC Double glazed frosted window to the rear, Chrome ladder style heated towel rail, part-tiled walls. .

FIRST FLOOR LANDING

With doors leading off to the bedrooms

BEDROOM ONE

3.661m x 3.6661 (12'0" x 12'0")

With UPVC Double glazed window to the front with radiator beneath, laminate flooring.

BEDROOM TWO

3.661m x 2.745m (12'0" x 9'0")

With UPVC Double glazed window to the rear, radiator, Built in storage cupboard which houses a Gas Central Heating Combi Ideal boiler, (which was installed in April 2022) laminate flooring.

OUTSIDE

To the front of the property there is a small garden and path to the front door.
To the rear of the property there is a courtyard and a garden area enclosed by panel fencing. There is also a communal access to other properties.

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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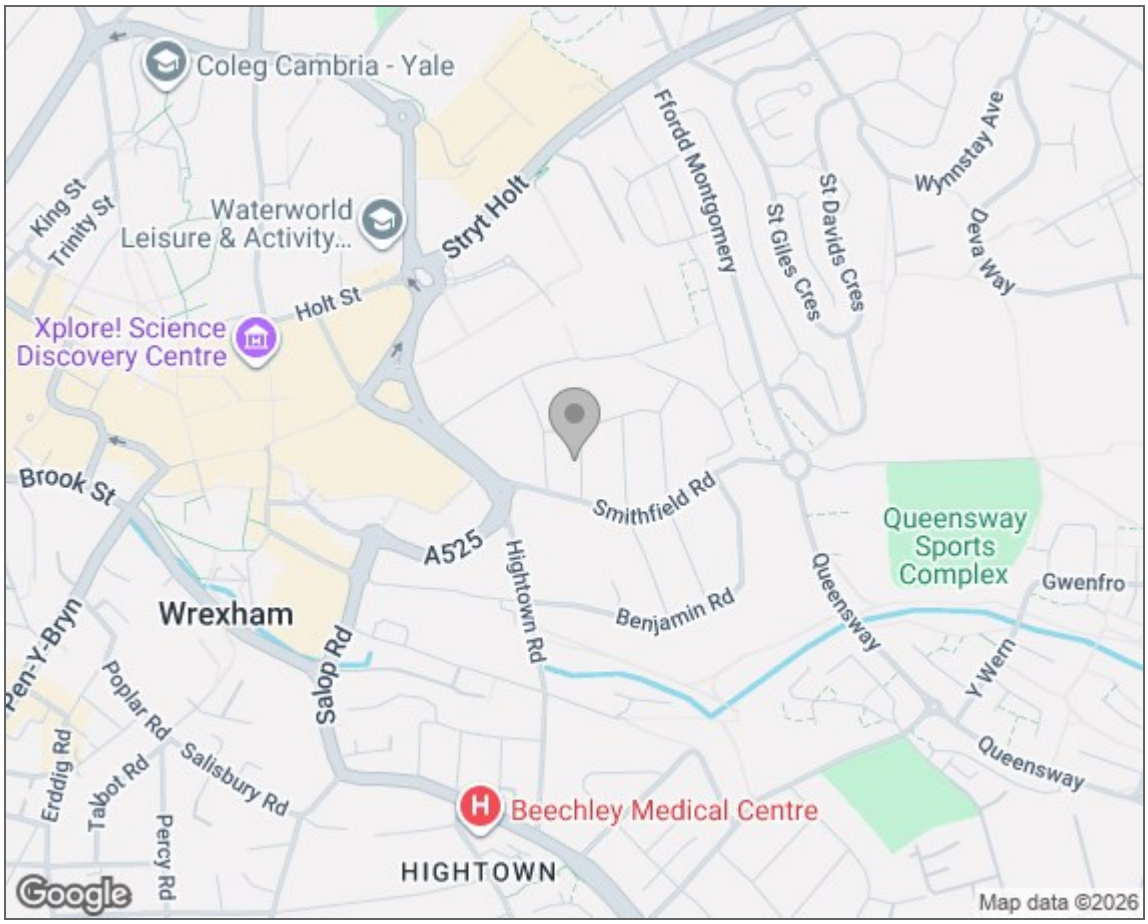

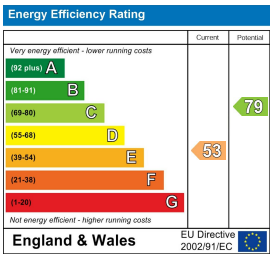

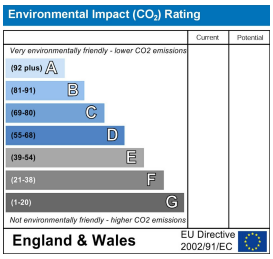

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