



## Queen Street, Wrexham LL14 6PD

### £850 Per Month

Available immediately for rent is this two bedroom terraced home situated on Queen Street, Ruabon within walking distance of local amenities, schools and transport links. In brief the property comprises of a living room, dining room, and kitchen to the ground floor along with a courtyard to the rear. The landing area leads to two double bedrooms and bathroom. There is ample on-street parking.

- 2 Double Bedrooms
- New Carpets to be fitted in January
- Small Courtyard to Rear
- Local Transport Links and Amenities nearby
- Available Now
- Modern Kitchen
- Freshly Decorated
- On Street Parking
- Viewing Highly Recommended



## Living Room

Hardwood entrance door leads into living room with carpet flooring, panelled radiator, two ceiling light points, stairs to first floor, door into dining room and uPVC double glazed window to front.

## Dining Room

UPVC double glazed window to rear, under-stairs storage, carpet flooring, ceiling light point, panelled radiator and door into kitchen.

## Kitchen

Modern kitchen housing a range of wall, drawer and base units with complimentary work-surface over. Integrated appliances to include electric oven, hob and extractor above. Space for additional appliances including fridge and washing machine. Stainless steel sink unit with mixer tap over, brick style splash-back tiling, panelled radiator, wooden laminate flooring, extractor, recessed LED lighting, uPVC double glazed window to the side and uPVC double glazed frosted door to rear.

## Landing Area

Doors off to either bedroom

## Bedroom One

UPVC double glazed window to the rear elevation, built in storage cupboard, carpet flooring, ceiling light point, panelled radiator, access to loft, door leading into bathroom

## Bedroom Two

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

## Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower head over. Part-tiled walls, ceiling light point, extractor, vinyl flooring, wall mounted electric heater and panelled radiator. UPVC double glazed frosted window to rear.

## Outside

To the front there is on-street parking. To the rear there is a tiled courtyard with fencing for privacy and security along with a shared pathway.

## Additional Information

The current landlords are installing new carpets and having the property professionally decorated throughout prior to a tenant moving in.

## Important Information

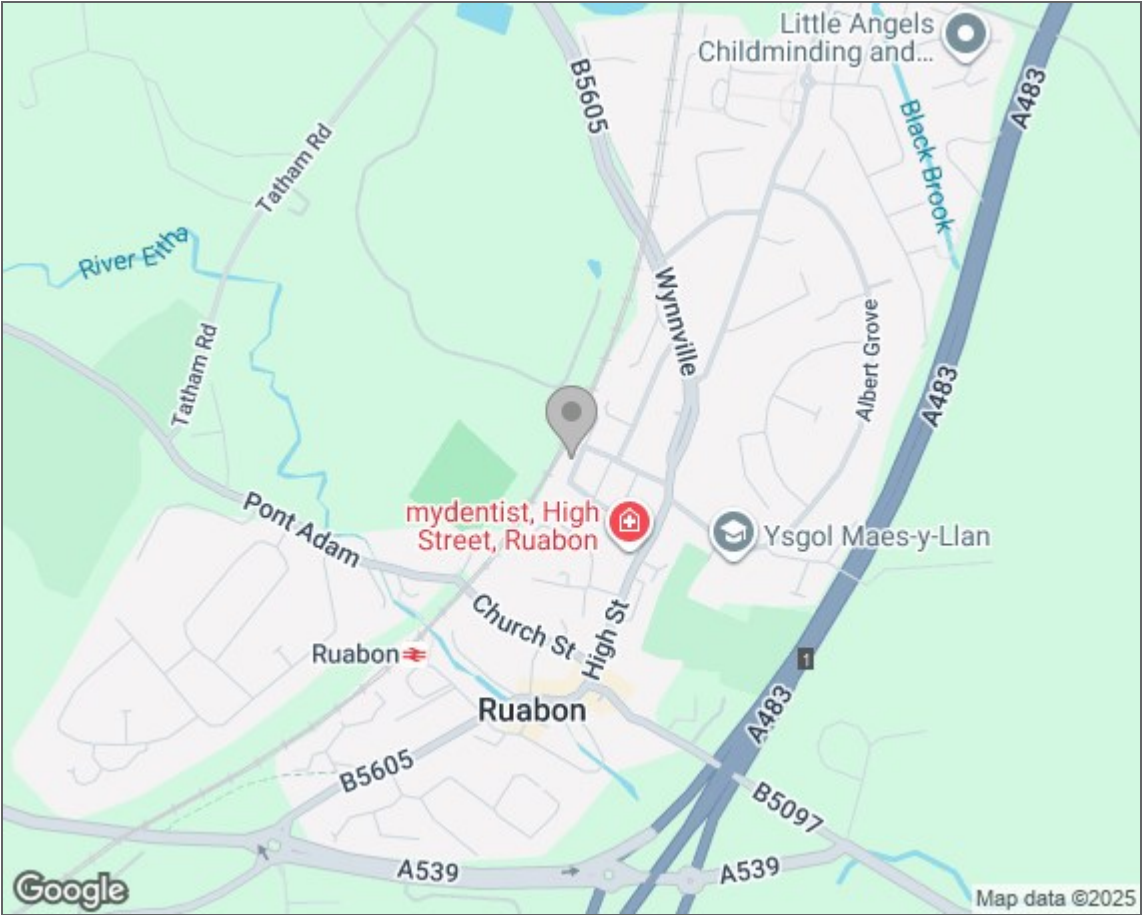
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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		90
(81-91) B		
(69-80) C		71
(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		
England & Wales		
EU Directive 2002/91/EC		

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.

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