



Asking Price £115,000

2 Princess Street, Wrexham LL13 7UR

 2 Bedrooms

 1 Bathroom

2 Princess Street, Wrexham LL13 7UR



General Remarks

This two bedroom end terrace property should appeal to both first time buyers and rental investors alike and is offered for sale with the benefit of NO ONWARD CHAIN. Located within easy access of the city centre, the property is double glazed throughout and there is a "Worcester" combination boiler. Internally the property briefly comprises a living room which is open plan to the dining room, kitchen, rear hallway, downstairs bathroom, landing, main bedroom and a further double bedroom. An early viewing is advised.

Accommodation

On The Ground Floor:

Living Room: 12' 2" x 11' 11" (3.72m x 3.64m) PVCu double glazed door and window to the front elevation. Radiator. Arch through to:

Dining Room: 11' 3" x 8' 10" (3.44m x 2.69m) Radiator. Understairs storage cupboard.

Kitchen: 11' 8" x 5' 11" (3.56m x 1.80m) PVCu double glazed window and door to the rear elevation. Wall and base units with complementary work surfaces. Integral electric hob and oven. Cooker hood. Stainless steel sink and drainer unit. Plumbing for washing machine. Radiator. "Worcester" combination boiler. Wall tiling. Tiled-effect flooring.

Rear Hallway: PVCu double glazed window to the side elevation. Space for a fridge freezer.

Bathroom: 7' 4" x 5' 3" (2.23m x 1.61m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Wall tiling. Tile-effect flooring.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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On The First Floor:

Landing:

Bedroom 1: 12' 3" x 11' 11" (3.73m x 3.64m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 11' 2" x 8' 11" (3.41m x 2.71m) PVCu double glazed window to the rear elevation. Radiator. Storage cupboard. Attic hatch.

Outside: Externally there are two Decked Areas in the rear garden and a gravelled section.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

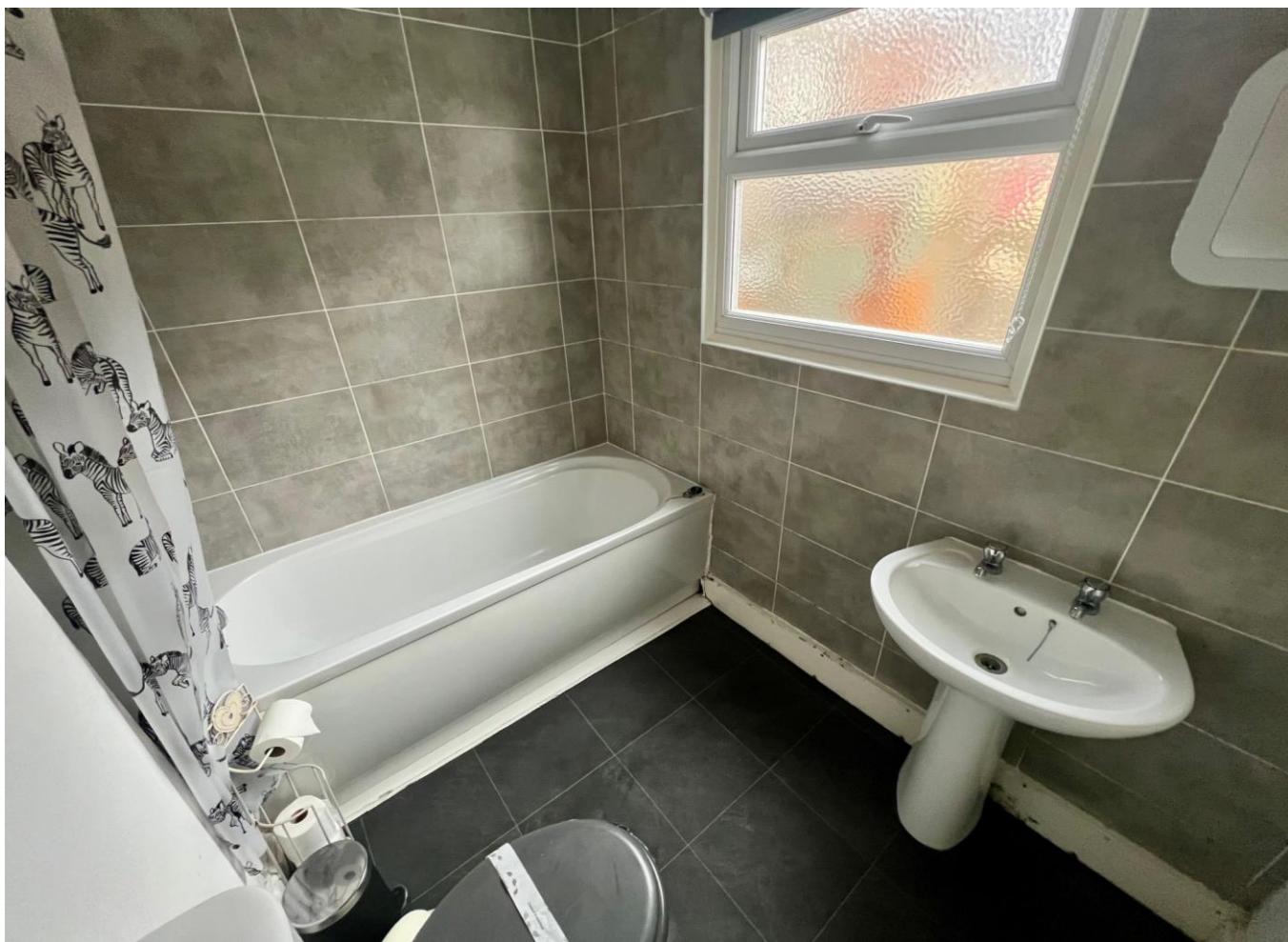
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agent.

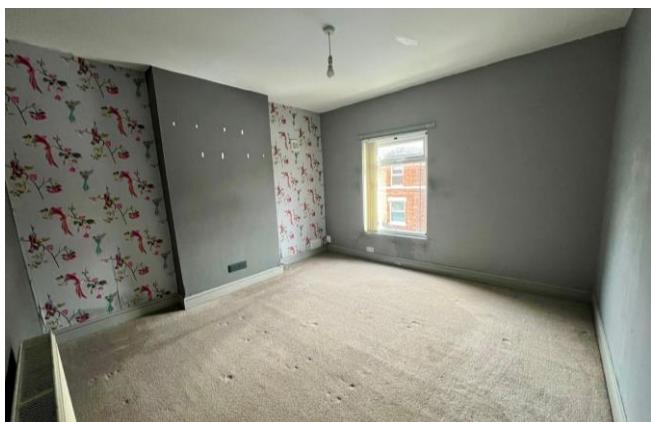
EPC: EPC Rating - 52|E.

Council Tax Band: The property is valued in Band "C".





Directions: Proceed out of Wrexham on Bradley Road and at the mini-roundabout take the second exit and continue along Bradley Road and at the traffic lights go straight on into Victoria Road and take the first turning on the right into Alexandra Road, then left into Princess Street, where the property will be observed on the right-hand side of the road.



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