



## Greenbank Street, Wrexham LL13 8PA £110,000

**\*\* FANTASTIC INVESTMENT OPPORTUNITY\*\*** A 4 bedroom HMO located within walking distance of Wrexham city centre. A superb opportunity for an investor to purchase this HMO which currently yields around £17,900 per annum of rental income.

- A fantastic investment opportunity
- Walking distance to Wrexham City Centre
- A 4 bedroom HMO



## Hallway

With tiled flooring, stairs off to the first floor, doors to Bedroom 1 and 2.

## Bedroom 1

3.90m x 3.50m (12'9" x 11'5")

## Bedroom 2

3.90m x 2.60m (12'9" x 8'6")

## Kitchen

3.45m x 2.39m (11'3" x 7'10")

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, double glazed window, fully tiled walls, gas combination boiler, door off to back yard.

## First Floor Landing

With carpeted flooring.

## Bedroom 3

3.90m x 2.90m (12'9" x 9'6")

## Bedroom 4

3.90m x 4.60m (12'9" x 15'1")

## Bathroom

2.39m x 2.32m (7'10" x 7'7")

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

## Important information

\*Material Information interactive report available in video tour and brochure sections. \*

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.







# MONOPOLY<sup>®</sup>

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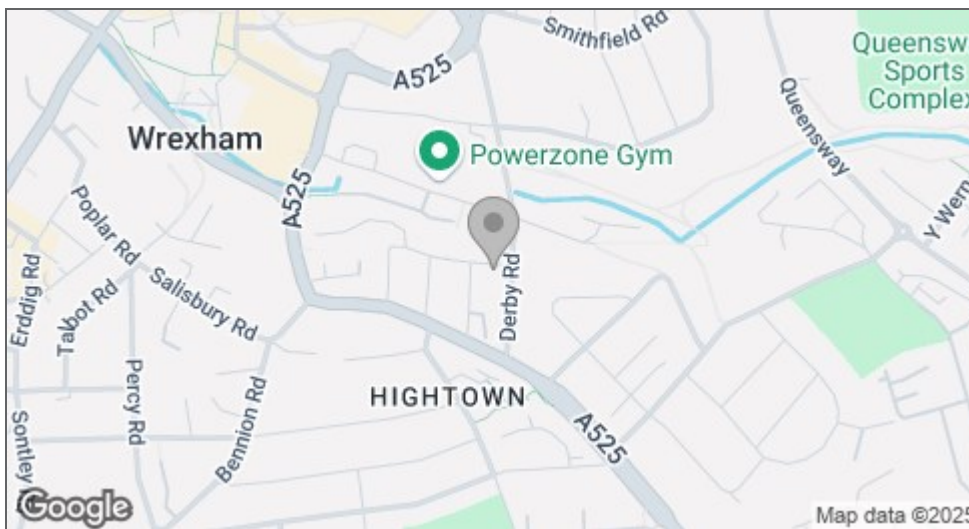
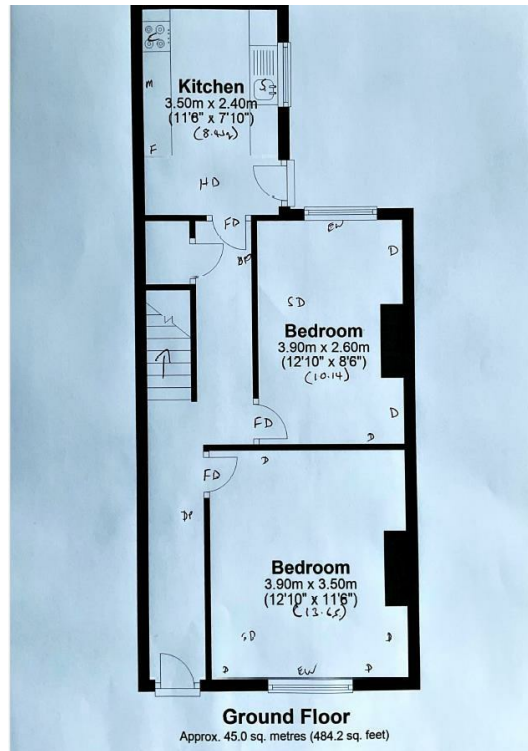
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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