



Clos Owain, Hope LL12 9PZ Offers In The Region Of £195,000

"VIEWING HIGHLY RECOMMENDED"

A brilliant opportunity to purchase a modern Three Bedroom mid terrace property situated in the sought after village of Hope. The village of Hope offers a wealth of local amenities including a Co-Op, doctors, popular primary and secondary school as well as having excellent access to Chester, Wrexham and Mold. The well presented internal accommodation comprises an Entrance Hall, w.c, Kitchen, Lounge /Diner with French doors opening onto the rear garden. To the first floor are three bedrooms and a Family Bathroom. The property also benefits from a double width front drive with space for two cars.

"Vendors have informed us they are willing to discuss the buying of the Freehold on Purchase".

"NO CHAIN"

- A MODERN MID TERRACE HOUSE
- MODERN KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING
- NO CHAIN!
- THREE BEDROOMS
- LOUNGE/DINER
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION



Hallway

Vinyl flooring, entrance door, doors to wc, kitchen, lounge/diner, stairs to first floor.

WC

1.9 x 0.93 (6'2" x 3'0")

W.C, sink, vinyl flooring, extractor.

Kitchen

3.17 x 2.42 (10'4" x 7'11")

Modern range of wall and base units, complimentary worktops, stainless sink/drainer, gas hob, single oven, fridge/freezer, space for washing machine, window to front, tile effect floor.

Lounge/Diner

4.61 x 4.40 max (15'1" x 14'5" max)

Carpet, French doors to rear garden, storage cupboard.

First Floor Landing

Carpet, doors to bedrooms and bathroom, attic hatch.

Bedroom One

4.35 x 2.64 (14'3" x 8'7")

Carpet, window to front, fitted wardrobes.

Bedroom Two

3.09 x 2.57 (10'1" x 8'5")

Carpet, window to rear.

Bedroom Three

2.05 x 1.94 (6'8" x 6'4")

Carpet, window to rear.

Bathroom

2.81 x 1.92 (9'2" x 6'3")

Wc, sink, panel bath, shower screen, electric shower over, vinyl flooring, window to front, linen cupboard, chrome towel rail, extractor.

Outside

Front- Double width tarmac drive.

Rear - Decking adjacent house, artificial grass, enclosed with fencing.

Additional Information

The vendor informs us the sum of our ground rent for a year is £388.76.

IMPORTANT INFORMATION

*Key facts interactive report link 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.

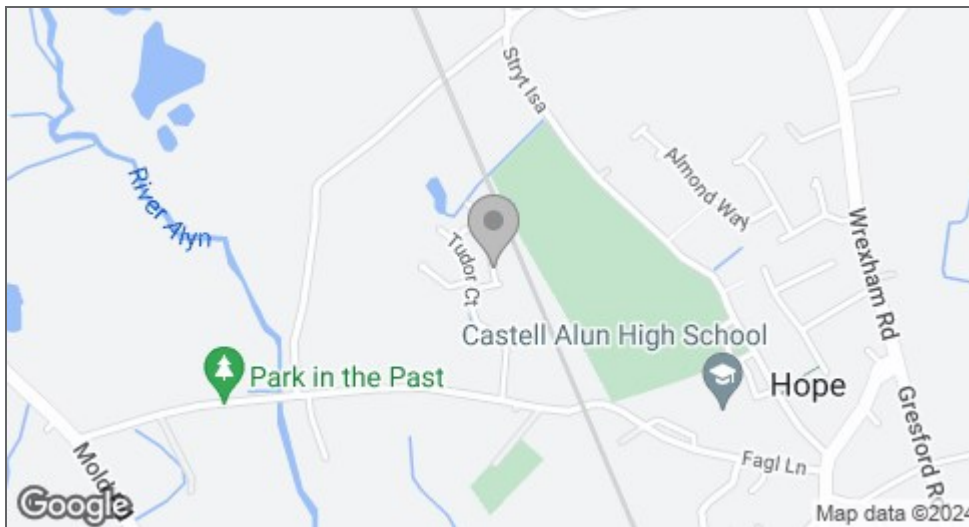
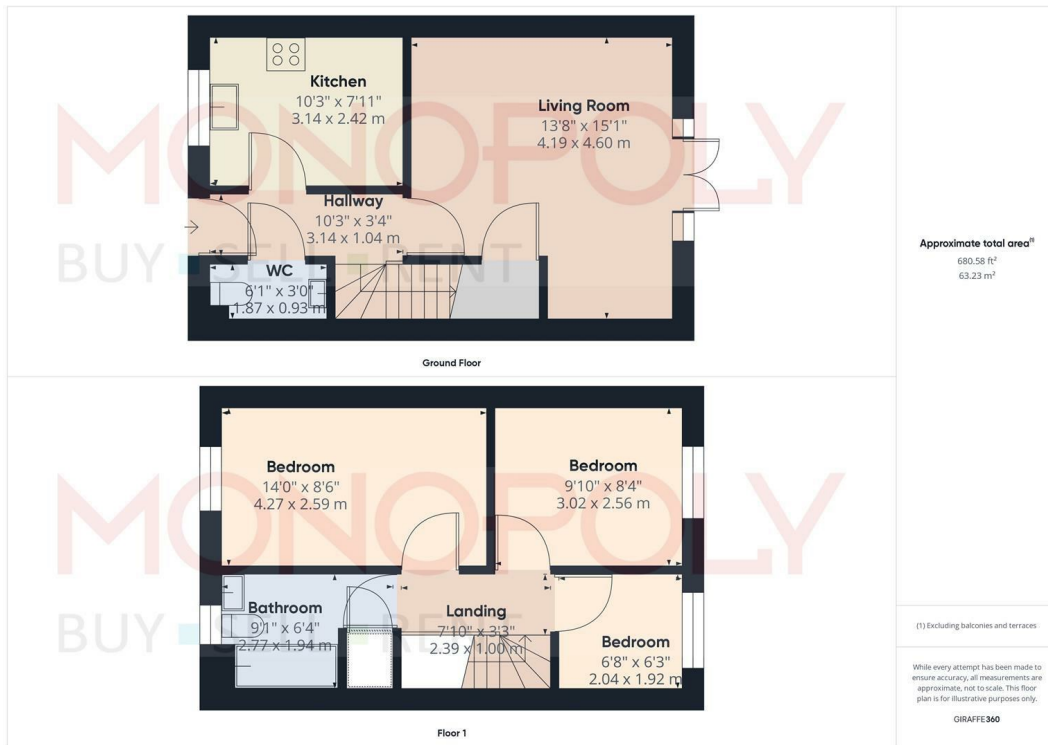
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(54-68) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
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