



## Norfolk Road, Wrexham LL12 7SD

£220,000

A fantastic opportunity to purchase a 2 bedroom link detached bungalow situated within a popular residential location within the Borrás area of Wrexham. The bungalow is in need of modernisation but has excellent potential and benefits from occupying a generous plot with good size, well maintained gardens to the rear. Located in Borrás which has a wealth of local amenities close to hand including various local shops, primary school and has superb access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, dining room, inner hallway, kitchen, conservatory, 2 bedrooms and a shower room.

- A 2 bedroom link detached bungalow
- Requires modernisation
- Garage and off road parking
- NO CHAIN
- Occupying a generous size plot
- Fantastic potential
- Popular residential location
- VIEWING HIGHLY RECOMMENDED



## Entrance Hall

With wood effect flooring, door to a cupboard housing the wall mounted gas boiler.

## Lounge

4.38m x 3.51m (14'4" x 11'6")

A good size lounge with a large double glazed window to the front, central gas fire with marble hearth and timber mantel, wood effect flooring.

## Dining area

2.65m x 2.65m (8'8" x 8'8")

Archway off the lounge to the dining area with continuation of the wood effect flooring, double glazed windows to the side, door into inner hallway.

## Inner Hallway

With wood effect flooring, access to the loft space.

## Kitchen

2.96m x 2.64m (9'8" x 8'7")

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, part tiled walls, plumbing for a washing machine, space for a cooker, wood effect flooring, double doors into the conservatory.

## Conservatory

2.85m x 2.92m (9'4" x 9'6")

With double glazed windows looking out on to the rear garden, tiled flooring, door off to the garden.

## Bedroom 1

3.93m x 3.20m (12'10" x 10'5")

A spacious bedroom with a double glazed window to the rear, fitted wardrobes, carpeted flooring.

## Bedroom 2

2.99m x 3.02m (9'9" x 9'10")

With a double glazed window to the rear, carpeted flooring.

## Bathroom

1.63m x 1.85m (5'4" x 6'0")

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, double glazed window.

## Rear Garden

A real feature to the property is the generous, well maintained rear garden with a raised patio immediately adjacent to the rear of the property and steps down to a mature well established garden with an array of various plants, shrubs and fauna, shaped lawn and a paved pathway leading to the foot of the garden where there are vegetable patches. There is a paved area to one side of the property allowing access to the front.

## Front

To the front are 3 plant/flower beds and a double paved/gravelled driveway one of which leads to a single garage with electric fob operated door.

## 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

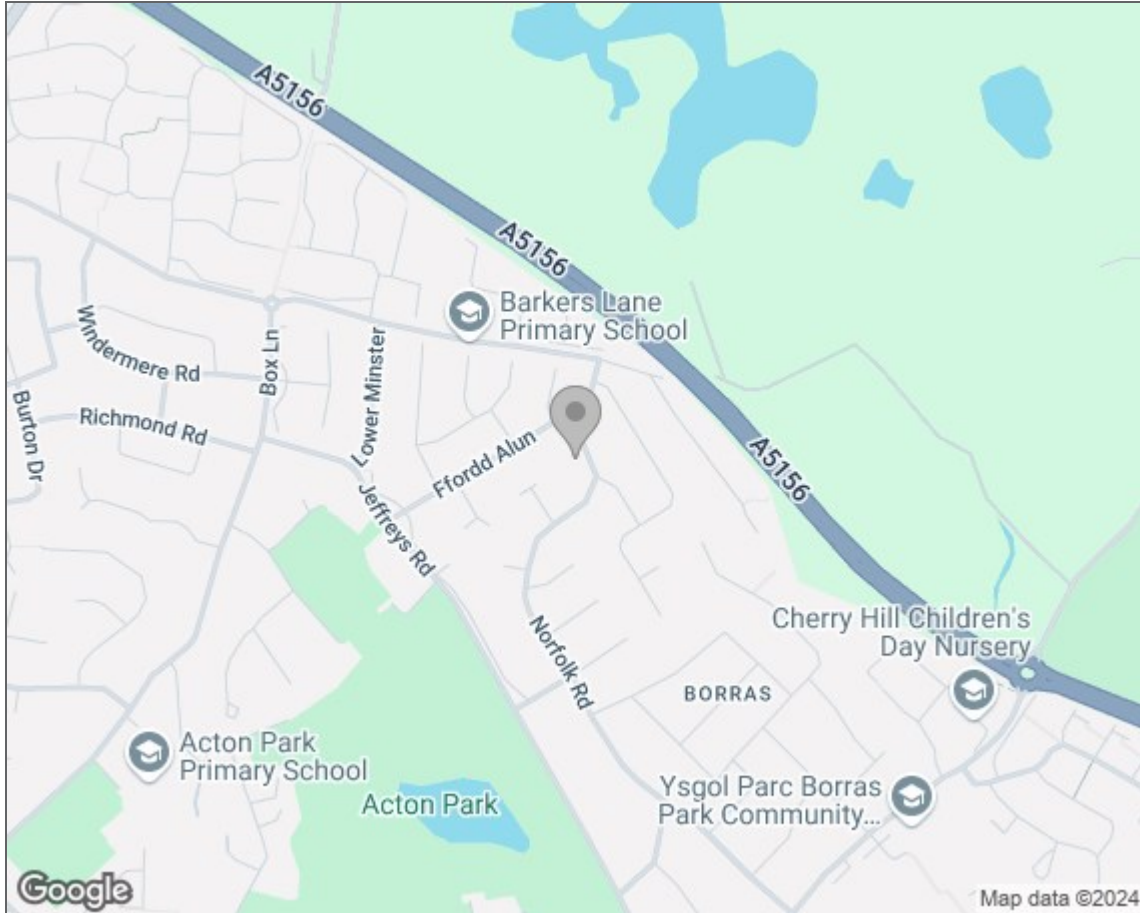
Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(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	

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