



## Cobden Road, Wrexham LL13 7TH Offers In Excess Of £100,000

Welcome to Cobden Road, Wrexham - a convenient location that could be the perfect setting for your new home! This two bedroom terraced house has been recently replastered but would benefit from further renovation. To the ground floor are two reception rooms, a kitchen and a modern wet room style shower room. To the first floor are two well proportioned bedrooms. Externally there is a rear yard with outdoor store. The locale is convenient, situated in close proximity to essential amenities. "Wrexham Maelor Hospital" is just around the corner, providing immediate medical access. Education seekers and professionals will appreciate the close proximity to "Wrexham University". For those with commuting needs, "Wrexham General" transit station is nearby. For sporting events, "SToK Cae Ras" stadium is within easy reach. Shopping is as convenient as it gets with a good range of shops just a short stroll away. Whether you're looking to start a new chapter or simply seeking a change of scenery, this house on Cobden Road could be the answer to your property search. Don't miss out on the opportunity to make this house your own and create lasting memories.

- A TWO BEDROOM MID TERRACE
- POTENTIAL FOR IMPROVEMENT
- MODERN WET ROOM STYLE SHOWER ROOM
- CONVENIENT CITY CENTRE LOCATION
- TWO RECEPTION ROOMS
- NO CHAIN!



## Lounge

Recently re plastered, composite front door, window to front, opening to dining room.

## Dining Room

Window to rear, door to kitchen, stairs to first floor.

## Kitchen

Wall and base units, stainless sink, drainer spaces for cooker, washing machine and fridge, window to side, external door to side.

## Shower Room

Modern wet room style bathroom, with non slip vinyl flooring, walk in shower area, wc, sink, window to side.

## Bedroom One

Double bedroom with window to front.

## Bedroom Two

Generous second bedroom with window to rear and cupboard housing Worcester gas boiler.

## Outside

Rear courtyard with paving, gate to rear access and communal shared garden, door to outdoor store.

## IMPORTANT INFORMATION

Radiators not currently connected.

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

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3621332](https://sprift.com/dashboard/property-report/?access_report_id=3621332)

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.

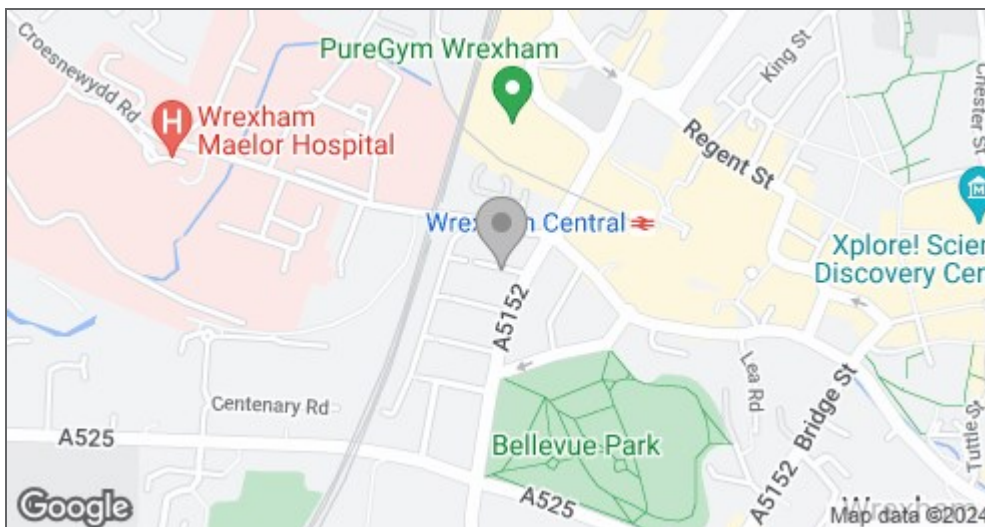












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
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			
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