



Berse Road, Wrexham LL11 6TP

£165,000

A fantastic opportunity to purchase a well presented 2 bedroom end of terrace property situated in the village of Caego close to Wrexham city centre. This superb property would make an ideal first time purchase benefitting from well maintained gardens to the front and rear as well as off road parking and a single garage and must be viewed to be fully appreciated. The village of Caego is located approximately 1.5 miles from Wrexham city centre so has a wealth of local amenities close to hand and excellent access to the A483 for commuting. In brief the property comprises of; entrance hallway, lounge, kitchen and side porch to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A well presented 2 bedroom end of terrace property
- Well maintained gardens to the front and rear
- Close to Wrexham city centre
- Ideal first time purchase
- Off road parking and single garage to the back
- NO CHAIN



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge

Well presented with a double glazed window to the front, double glazed french doors off to the rear garden, fireplace with inset electric fire, carpeted flooring.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, fully tiled walls, plumbing for a washing machine, wall mounted gas combination boiler, double glazed window, wood effect flooring, door to a built in storage cupboard, door off to the side porch.

Side Porch

With a door opening off to the rear garden.

First Floor Landing

With carpeted flooring, double glazed window to the side, access to the loft space.

Bedroom 1

A well presented bedroom with a double glazed window to the front, carpeted flooring, built in wardrobe.

Bedroom 2

With a double glazed window to the rear, carpeted flooring, built in storage cupboard.

Shower Room

A wet room with non-slip flooring, low level w.c, wash hand basin, wall mounted shower, fully tiled walls, double glazed window.

Front Garden

To the front is a generous lawned garden and mature planted borders with a brick paved pathway to the side leading to the front door and gated access to the rear.

Rear Garden

To the rear is a well maintained part lawned part stone paved garden with gated access to the parking area at the back.

Parking

Located to the rear of the property is access to a driveway providing off road parking and a single detached garage with up and over 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.

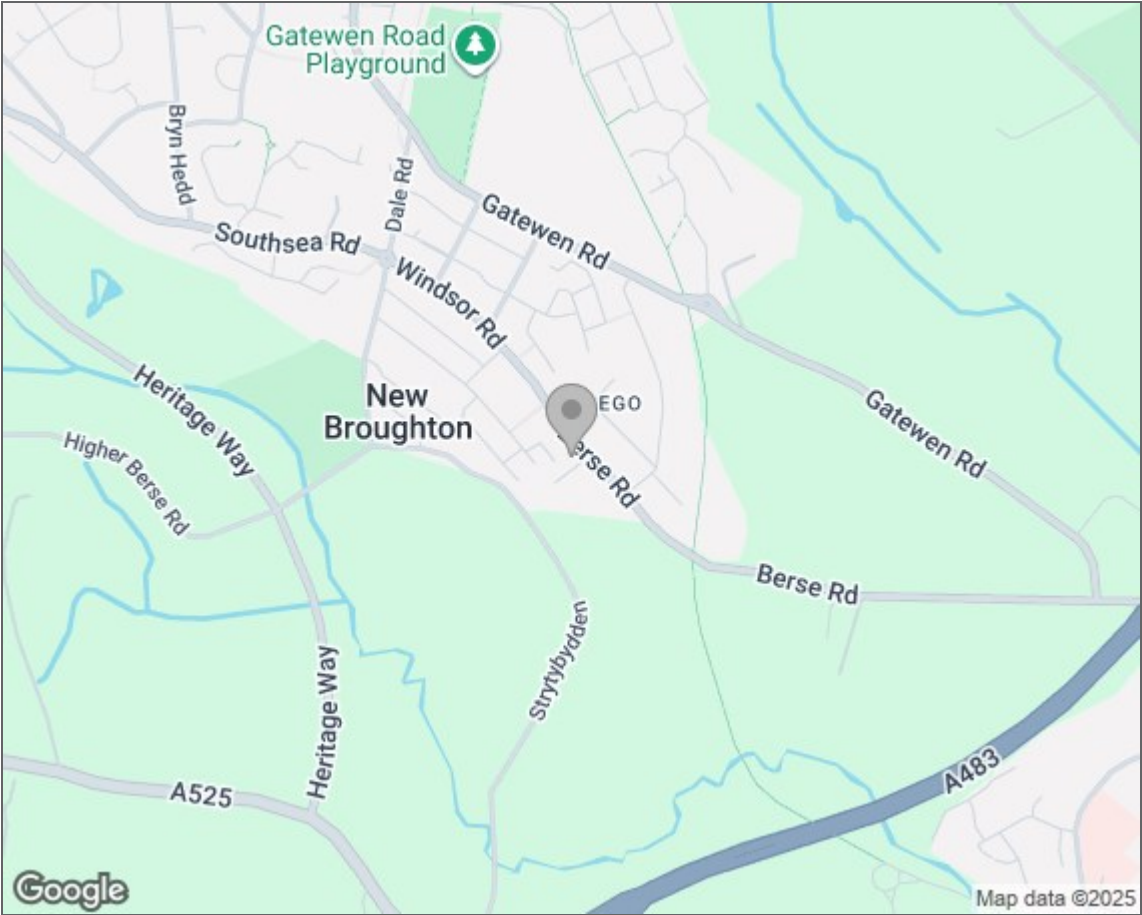
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 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	
66	73
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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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