



18 Norfolk Road

Borras, Wrexham, LL12 7RU

Chain Free £225,000



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Entrance Hallway

Upvc double glazed door to the side entrance, panel radiator. built in storage cupboards, one housing wall mounted Worcester combination boiler, Loft access, doors leading off to;

Lounge

19'1" x 10'4" (5.84m x 3.15m)

Upvc double glazed bay fronted window to the rear elevation, feature fire surround housing living flame gas fire set on marble effect hearth, panel radiator. Tv aerial point,

Kitchen

11'11" x 9'8" (3.65m x 2.96m)

Housing a range of modern wall, drawer and base units incorporating worktop surfaces over, inset stainless steel sink unit with mixer taps over, built in electric Oven and 4 ring gas hob with extractor fan above. space for fridge freezer and plumbing for washing machine. panel radiator, Upvc double glazed window to the rear elevation, part tiled walls to work surface height, tiled flooring, Upvc double glazed door leading into the Conservatory.

Conservatory

12'7" x 9'8" (3.84m x 2.96m)

Upvc double glazed frame set on dwarf brick wall with poly carbonate roof, door leading into Garage.

Bedroom One

12'10" x 11'5" (3.92m x 3.49)

Upvc double glazed window to the front elevation, panel radiator.

Bedroom Two

9'10" x 9'7" (3.01m x 2.93m)

Upvc double glazed window to the front elevation, panel radiator.

Bathroom

Fitted modern three piece suite comprising vanity wash hand basin with mixer taps, low level WC and walk in Shower Cubicle with mains shower attachment, chrome heated towel rail, Upvc double glazed frosted window to the side elevation.

Outside

To the front of the Property there is a gated access leading to the driveway which extends down the side of the bungalow and leads to the attached Garage. To the Rear of the property there are lawned gardens with well stocked borders with hedging and fencing to the boundaries, paved patio seating area and Garden store.

Garage

12'6" x 8'6" (3.83m x 2.61m)

With Up and Over doors, power and lighting laid on.

EPC Rating

TBC

Council Tax Band

Council Tax Band: D Annual Price: £1,741

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has

the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

The agents have not tested the appliances listed in the particulars.

Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



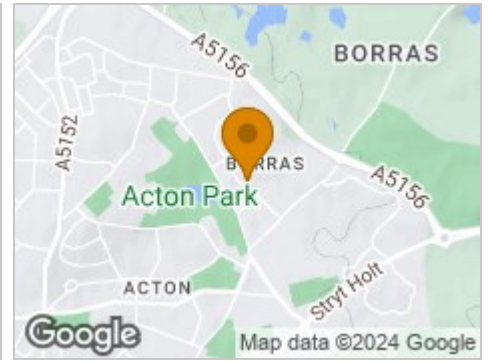
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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