

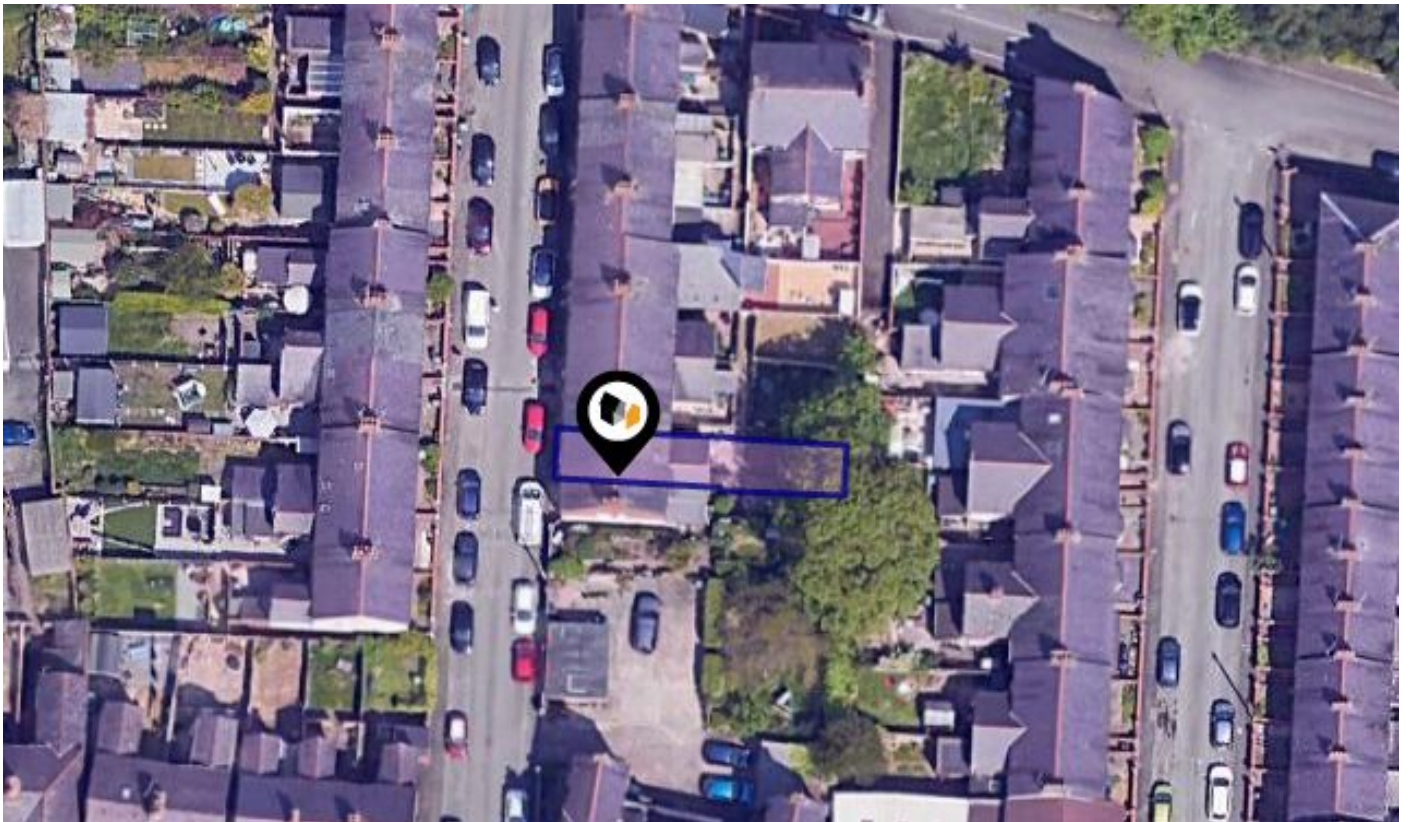


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 14th November 2024



BURY STREET, WREXHAM, LL13

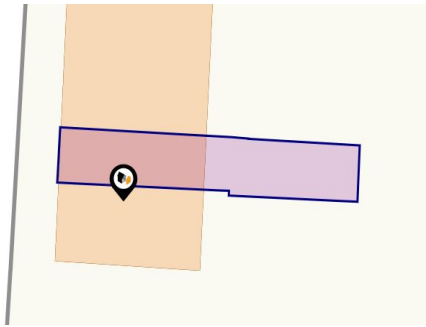
Wingetts | Wrexham

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Property

Type: Terraced
Bedrooms: 2
Plot Area: 0.02 acres
Council Tax : Band B
Annual Estimate: £1,566
Title Number: WA446751

Tenure: Freehold

Local Area

Local Authority: Wrexham
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

13 mb/s **80** mb/s **1000** mb/s

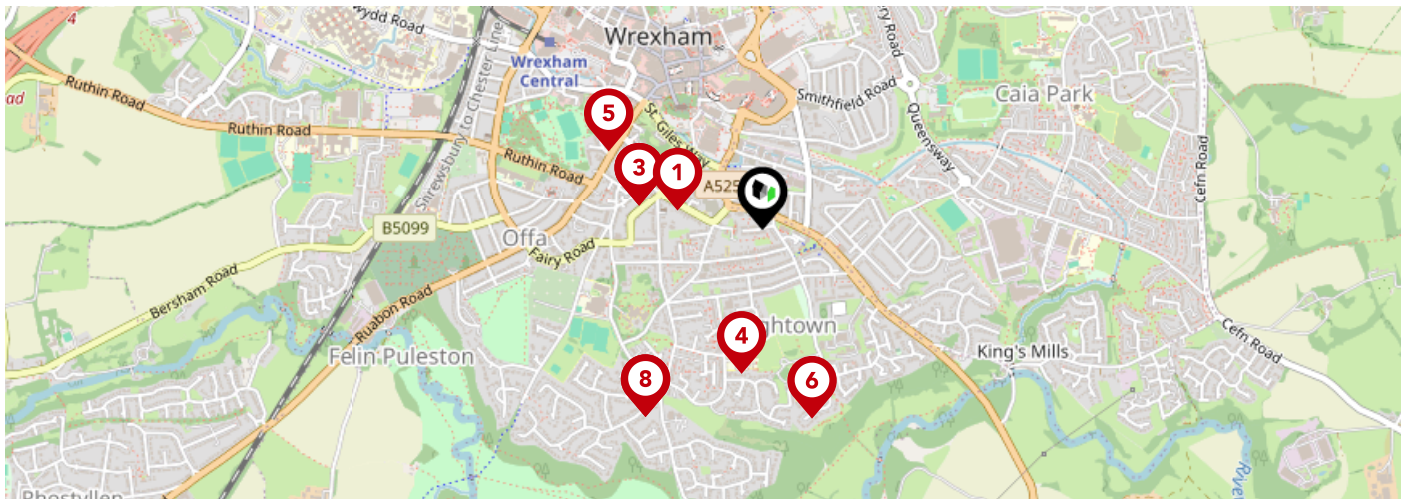


Mobile Coverage:
 (based on calls indoors)

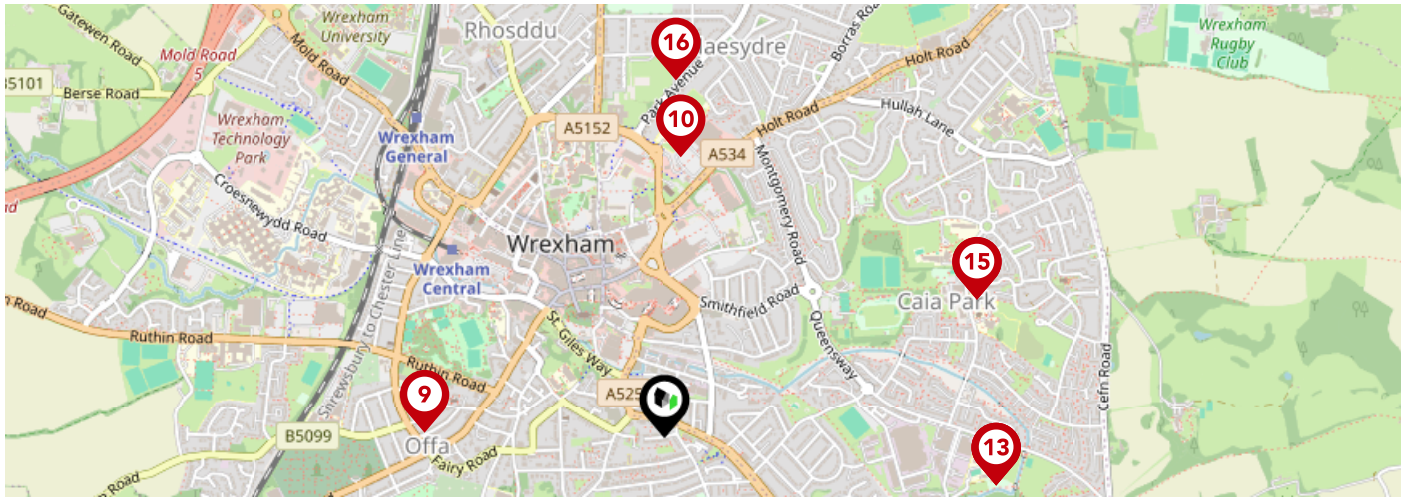


Satellite/Fibre TV Availability:

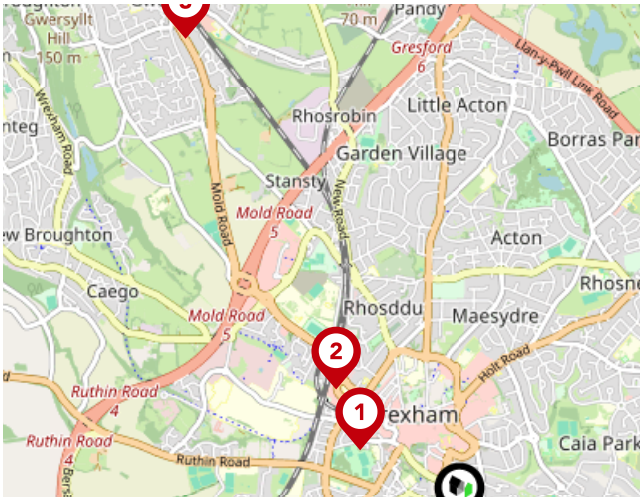




| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 St Giles's Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.28 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 St Giles's Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 St Christopher's School Ofsted Rating: Excellent Pupils:0 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 St Mary's R.C. Primary School Ofsted Rating: Excellent Pupils:0 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Ysgol Bodhyfryd Ofsted Rating: Good Pupils:0 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 St Joseph's Catholic High School Ofsted Rating: Not Rated Pupils:0 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 St Joseph's Catholic and Anglican Secondary School Ofsted Rating: Good Pupils:0 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

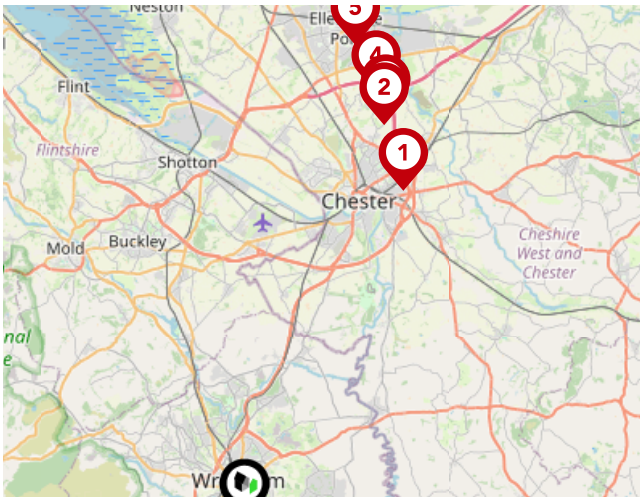


| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Victoria Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gwenfro Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.75 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gwenfro Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gwenfro Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



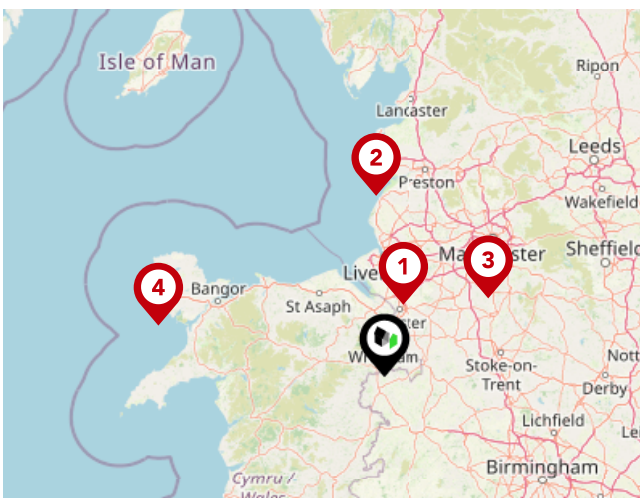
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Wrexham Central Rail Station | 0.56 miles |
| 2 | Wrexham General Rail Station | 0.82 miles |
| 3 | Gwersyllt Rail Station | 2.5 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M53 J12 | 13.06 miles |
| 2 | M53 J11 | 15 miles |
| 3 | M56 J15 | 15.28 miles |
| 4 | M53 J10 | 15.97 miles |
| 5 | M53 J9 | 17.42 miles |



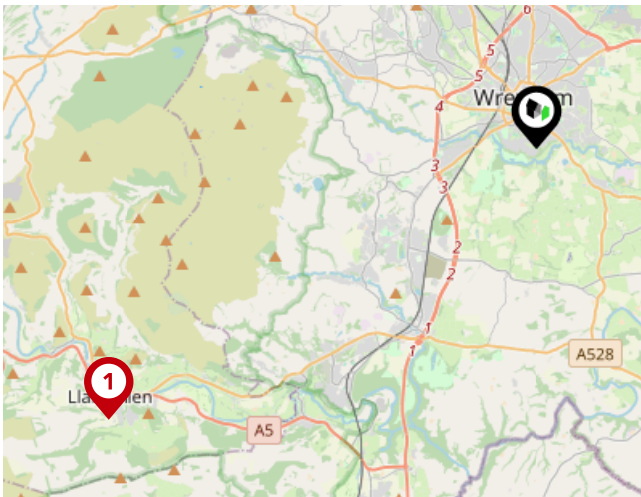
Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Speke | 21.23 miles |
| 2 | Highfield | 51.01 miles |
| 3 | Manchester Airport | 37.03 miles |
| 4 | Penrhyn | 65.8 miles |



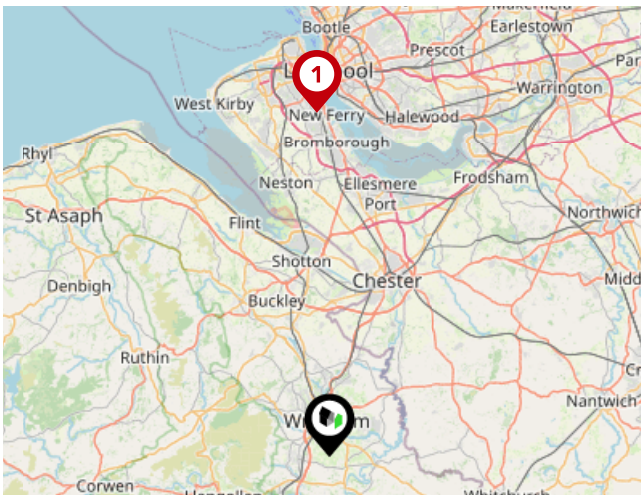
Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Hightown Post Office | 0.05 miles |
| 2 | Green Dragon Hotel | 0.04 miles |
| 3 | Beechley Road Middle | 0.14 miles |
| 4 | Beechley Road | 0.12 miles |
| 5 | Salop Road Lidl | 0.09 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Llangollen (Llangollen Railway) | 9.02 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Woodside Ferry Terminal | 24.47 miles |



Wingetts | Wrexham

Wingetts Ltd is an independent locally owned Estate Agents and Auctioneers with town centre offices in both Wrexham and Llangollen that has been established for over 60 years specialising in a range of professional services.

Owned by RICS qualified Valuer and Director Leigh Hayward MRICS and Business Operations Director Emma Hayward and supported by our experienced team, we have an extensive local knowledge of the property market and pride ourselves on being able to offer an excellent standard of service.

Our diverse range of services include Sales of Residential and Commercial property, Letting and Management of Residential and Commercial property, Land disposals and Acquisitions together with our Antiques, Interiors and Collectables Auction Department.

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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