



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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9 Love Lane, Denbigh, LL16 3LT

- NO ONGOING CHAIN
- 2 Double bedrooms
- On road parking
- Excellent local schools
- EPC (awaiting EPC certificate)
- Terraced property
- Rear low maintenance courtyard
- Walking distance to local amenities
- Council Tax band 'B'

A spacious 2 bedroomed terraced property situated close to the Town Centre of Denbigh. The property is currently undergoing renovation works, however the owners are willing to sell as a blank canvas for a purchaser to put their own stamp on it. There are various options available: Currently under renovation and will sell as is or will renovate to purchasers requirements (to be discussed).

ENTRANCE HALL

Entrance is through a uPVC double glazed door to the hallway. Inner glazed door, tiled flooring, radiator, stairs to first floor and doors off to open plan lounge and dining room.

LOUNGE

uPVC double glazed bay window to front elevation, plastered walls, picture rail, radiator, fire place, pendant lighting and bare floorboards.

DINING ROOM

Plastered walls, picture rail, radiator, wall mounted gas fire, uPVC double glazed window to rear.

KITCHEN

Wall mounted boiler, electrical sockets uPVC window and door to side elevation. Exposed brickwork and exposed ceiling, in a complete renovation stage.

LANDING

Roof light, plastered walls, bare floorboards and pendant light.

BATHROOM

White 3 piece suite comprising, shower tray with sliding door enclosure, low level closed couple W.C with sink mounted on vanity unit. Boarded floor, multi panelled walls and uPVC double glazed window to rear.

BEDROOM 1

uPVC double glazed window to front elevation, bare floorboards and plastered walls.

BEDROOM 2

uPVC double glazed window to rear, bare floorboards and plastered walls.

OUTSIDE

Small courtyard rear garden, low maintenance with concrete base. Part of the castle wall forms the backdrop of the garden.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

COUNCIL TAX BANDING

The property is situated in the County of Denbighshire Council Tax Band B (information obtained from the Valuation Office Website).

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.




TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents, Jones Peckover.

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		
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 