



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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20 Chapel Street, Denbigh, LL16 3SW

- ** No Ongoing Chain**
- Kitchen / Diner
- Double glazed windows
- Rear Garden
- 2 Bedroomed Mid Terraced Property
- Gas Central Heating
- Close to Town Centre
- Council Tax Band B

Jones Peckover are now in receipt of an offer for the Sum of £63,000 for 20 Chapel Street. Anyone wishing to place an offer on this property should contact Jones Peckover, 47 Vale Street, Denbigh. 01745 812127

****Recently reduced, we invite Cash buyers only****

The property is located in the center of the historic market town of Denbigh. A charming town steeped in history and with plenty of amenities, including a range of independent shops, cafés, pubs and restaurants. The surrounding countryside is perfect for walking and cycling routes to explore with unspoiled views.

ENTRANCE HALL

With radiator, double glazed timber sash window to the front and stairs leading to first floor landing.

LOUNGE

11'3" x 9'9" (3.45m x 2.99m)

Window to front elevation, radiator, pendant light and power points. Electric meter in low level cupboard and double glazed timber sash window to the front.

KITCHEN / DINER

15'9" x 8'11" (4.82m x 2.74m)

Recently refurbished modern kitchen is equipped with a range of wall and base units with work surfaces over, and matching splashback. Stainless steel sink, integrated oven, hob and with extractor hood above. Plumbing for washing machine, radiator, pendant lights, power points, part tiled walls, feature flooring, uPVC double glazed door and window to the rear.

LANDING

Power points and loft access hatch.

BEDROOM 1

11'11" x 11'7" (3.65m x 3.55m)

Power points, dual aspect windows to the front elevation and radiator.

BEDROOM 2

9'5" x 6'11" (2.89m x 2.11)

Radiator, power points, 'Ideal' boiler and uPVC double glazed window to the rear.

BATHROOM

6'7" x 5'6" (2.01m x 1.70m)

A recently refurbished three piece suite in white comprising low flush W.C, wash basin, panelled bath with shower over and privacy screen, tiled walls around bath, feature flooring and double glazed window to the rear elevation.

OUTSIDE

The rear garden is split over two levels. The bottom level is slabbed for low maintenance and, steps lead up to a gravelled area offering a sunny aspect and being bounded by fencing.

METHOD OF SALE

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

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:

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