



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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2, Church View, Marchwiel, Marchwiel, LL13 0SZ

- 3 Bed Semi Detached
- Garden
- Gas C/H
- Village Location
- Parking Allocation
- Excellent Transport Links

****Viewings have now CLOSED****

Welcome to 2 Church View, a charming semi-detached house located in the picturesque village of Marchwiel, Wrexham. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests. The house features a well-appointed bathroom, ensuring convenience for all residents.

Don't miss the opportunity to make this house your home. 2 Church View Court offers the perfect blend of comfort and tranquillity. Book a viewing today and step into your future in this lovely Wrexham abode.

DIRECTIONS

From Wrexham to the A525 through Hightown. Carry on for approximately 2 miles where you will enter the village of Marchwiel. You will see the property located on your right hand side, just passed the Red Lion Pub. Parking to the rear.

ENTRANCE

Hallway leading to Lounge and stairs to first floor.

LOUNGE

14'6" x 14'3" (4.427 x 4.354)

Large lounge with front adjacent window, carpet, radiator and tv aerial.

DINING ROOM

7'8" x 9'3" (2.355 x 2.834)

Dining room with carpet, radiator and patio doors leading onto garden.

KITCHEN

7'8" x 8'0" (2.348 x 2.454)

Fully fitted kitchen including wall and base units, tiled flooring, electric cooker, washing machine, Worcester boiler, pantry.

Stairs in hallway leading to first floor

BATHROOM

Part tiled bathroom, bath with electric shower, wash basin, toilet and carpeted floor.

BEDROOM ONE

10'9" x 10'7" (3.293 x 3.230)

Fitted carpet, radiator and window to rear aspect.

BEDROOM TWO

11'6" x 9'11" (3.514 x 3.042)

Fitted carpet, radiator and window to front aspect.

BEDROOM THREE

8'3" x 7'6" (2.530 x 2.288)

Fitted carpet, radiator and window to front aspect, airing cupboard with radiator.

OUTSIDE

Small lawned garden with small garden shed.

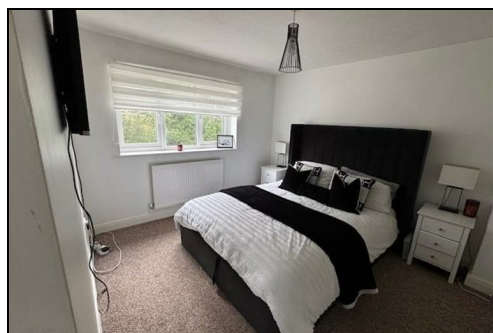
2 parking places are included.

SERVICES

We understand that all Main Services are connected subject to statutory regulations. Conventional gas fired central heating. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required. COUNCIL TAX: Band C

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £1000 to be held by My Deposits throughout the term against any possible damages, breakages etc.



HOLDING DEPOSIT

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.

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		69	84
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		67	82
EU Directive 2002/91/EC			

