

# Jones & Redfearn

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ESTATE AGENTS



## Victoria Road, Rhyl

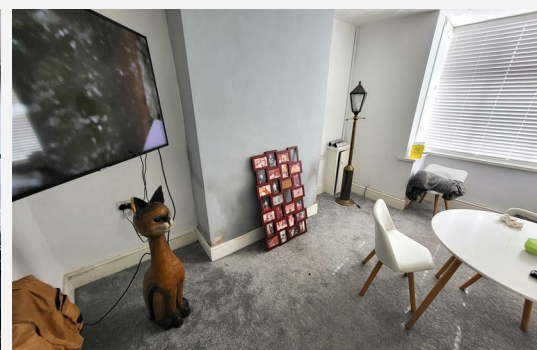
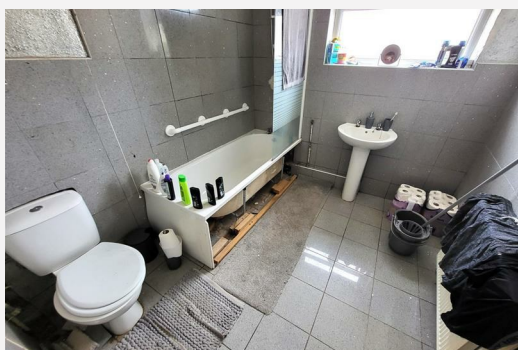
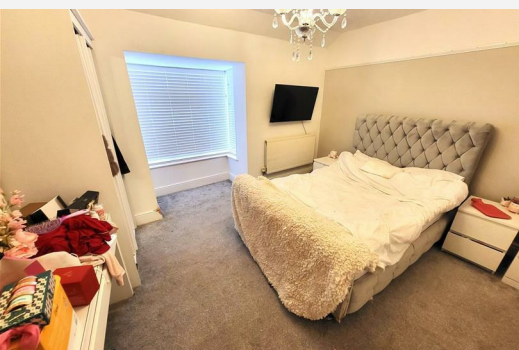
**£100,000**

**\*\* IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY \*\***

An opportunity to acquire a spacious mid terraced House sited in a popular area close to a local parade of shops, Primary Schools and Public Transport routes.

The accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Bathroom with 3 piece suite and to the First Floor are two Bedrooms. Enclosed rear yard.

The property also benefits from white uPVC double glazing and Gas Central Heating.





## Entrance Hall

## Lounge

13'6 x 10'8 (4.11m x 3.25m)

## Dining Room

13'7 x 9'3 (4.14m x 2.82m)

## Kitchen

9'8 x 6'8 (2.95m x 2.03m)

## Bathroom

## FIRST FLOOR LANDING

## Bedroom 1

14'4 x 13'8 (4.37m x 4.17m)

## Bedroom 2

9'4 x 13'9 (2.84m x 4.19m)

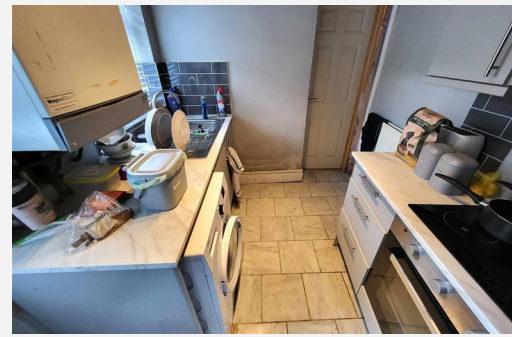
## Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the traffic lights take a right turn into Victoria Road , continue down and Number 68 will be found on the right hand side.

## Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 23rd April 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

