

BOWEN

PROPERTY SINCE 1862



Asking Price £155,000

2 Dispensary Row, Overton, LL13 0DU

🏠 2 Bedrooms

🚿 1 Bathroom

2 Dispensary Row, Overton, Wrexham LL13 0DU



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Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Located in the sought after village of Overton, this charming two bedroom mid-terrace property offers well presented accommodation throughout whilst retaining character through its original features. To the rear is a good size well maintained private back garden.

Location: Situated in the popular village of Overton-on-Dee, the village offers excellent local amenities including a Primary School, Doctor's Surgery, village Shops and a Parish Church. Whilst enjoying this popular location, the village is only 6 miles from Ellesmere and 6.5 miles from Wrexham - both of which have a good range of amenities. The village is also conveniently located for easy commuting to Chester and Shrewsbury,

Accommodation

Entrance Door :

Living Room: 14' 2" x 12' 4" (4.31m x 3.76m)
Exposed timber beams to ceiling, wood effect flooring. Brick angle open fireplace set on a slate hearth with recess to either side. Understairs storage, TV point.

Kitchen/Dining Room:

Dining Room: 14' 2" x 8' 9" (4.31m x 2.66m)
Laminate flooring, radiator, matching wall lights.

Kitchen: 9' 1" x 5' 10" (2.77m x 1.78m) Wood effect flooring, range of matching wall cupboards and base units, worktop surface and space for refrigerator/freezer. Built in electric oven, 4 ring electric hob with extractor hood above. Partly tiled walls, stainless steel sink and drainer with mixer tap, space for washing machine, radiator. Programmer for central heating, half glazed door to outside.

Bathroom: 7' 1" x 5' 10" (2.17m x 1.78m) Wood effect flooring, pedestal wash hand basin, low level WC, 'P' shaped bath with shower attachment, partly tiled walls, radiator, extractor fan louvre door cupboard housing 'Worcester' gas boiler.

Staircase to First Floor and Landing area:
Access to roof space.

Bedroom 1: 11' 11" x 7' 1" (3.64m x 2.15m)
Built-in wardrobe with hanging rail and cupboards above, radiator.

Bedroom 2: 9' 1" x 7' 1" (2.78m x 2.15m)
Radiator.

Separate WC: 6' 5" x 6' 5" (1.95m x 1.95m)
Pedestal wash hand basin, low level WC, partly tiled walls, extractor fan, built-in store cupboards, radiator.

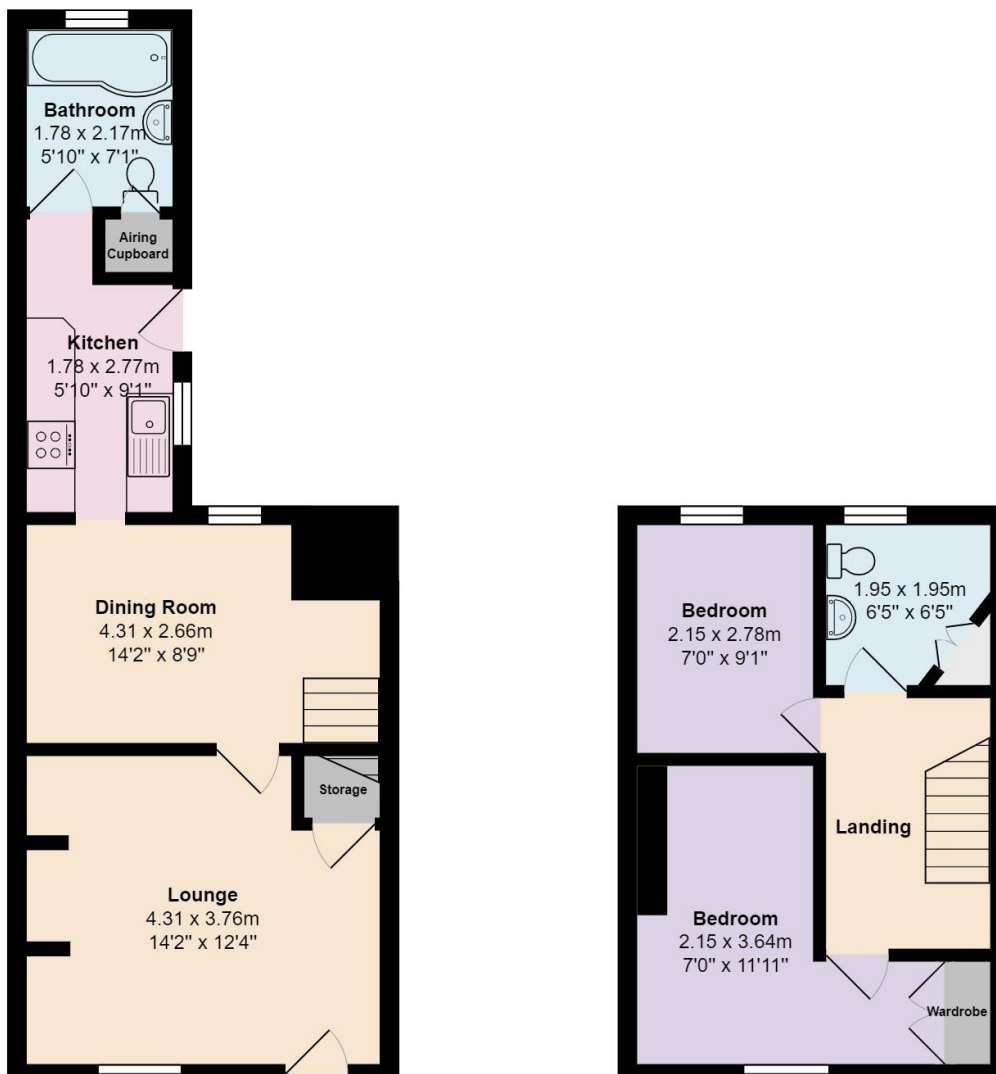
Outside: A good size enclosed garden lies to the rear of the property. Mainly laid to lawn with paved patio seating area, fenced and brick wall boundaries. Outdoor tap. Side gate allowing access.



Council Tax Band 'C' & EPC Rating 60|D:

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee and proceed to the crossroads. Turn left and follow the road around through the village centre where the property can be identified after a short distance on the right handside by the agents 'For Sale' board.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.