

124 Norfolk Road

, Wrexham

LL12 7SA

Grow
SALES + LETTINGS

Offers in the Region Of £190,000

Semi detached bungalow

A Fantastic Family Home

3 double bedrooms

Gardens to rear

Internal inspection is absolutely essential

Garage & off road parking

Energy Rating - E



Available with No Onward Chain - An excellent opportunity to purchase this three bedroom Semi Detached Bungalow conveniently situated in the sought after village of Borrass. Situated only a short walk away from the local shops and Primary School, this property would make a perfect family home. In need of some modernisation this spacious and flexible living accommodation briefly comprises; entrance hallway, lounge, open plan kitchen/dining room, three double bedrooms and a family bathroom. Externally the property has a driveway providing ample off-road parking for 3 vehicles leading to a single garage. There is an enclosed private garden and paved courtyard to the rear perfect for outdoor entertaining. An internal inspection is absolutely essential to fully appreciate what is on offer for sale.

Please contact Grow Property directly to arrange a viewing. Energy Rating – E



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

Entrance Hallway

With fitted carpet, cupboard housing the fusebox, door into:

Lounge 14' 0" x 16' 7" (4.26m x 5.05m)

This inviting space enjoys 2 x double glazed windows that allows an abundance of natural light to flood the room, creating a warm and welcoming family lounge. Having fitted carpet, power points, radiator x 2 and gas fire with marble hearth and surround.

Kitchen/Diner 20' 6" x 10' 5" (6.24m x 3.17m)

Open plan kitchen/dining room. Fitted kitchen has a range of wall, base units and worktops. Additionally there is tiled flooring, combi boiler, electric oven, gas hob with extractor fan, power points, sink with drainer, mixer tap and splash back. The dining room area includes a radiator, 2 x double glazed window, fitted carpet, power points and external door providing access to the rear..

Inner Hallway

With fitted carpet, loft access and smoke alarms.

Bedroom One 14' 5" x 10' 11" (4.39m x 3.32m)

Double bedroom with double glazed window, fitted carpet, radiator, power points and fitted wardrobes/bed side tables.

Bedroom Two 8' 11" x 10' 11" (2.72m x 3.32m)

Double bedroom with double glazed window, fitted carpet, radiator, power points and fitted wardrobes.

Bedroom Three 7' 3" x 13' 2" (2.21m x 4.01m)

Double bedroom with double glazed window, fitted carpet, radiator, power points and fitted wardrobes.

Family Bathroom 6' 2" x 5' 4" (1.88m x 1.62m)

Fitted with a white suite comprising of a low level w.c , wash hand basin, paneled bath with Triton electric shower. Additionally there are fully tiled walls, tiled flooring, heated towel rail, extractor and frosted double glazed window.

Garage 17' 7" x 7' 11" (5.36m x 2.41m)

With power and lighting.

Exterior

Easily maintained front and rear gardens with driveway providing off road parking for three vehicles and a garage. To the rear there is a lovely raised lawn/patio area perfect for outdoor entertaining and soaking up the sunshine, includes an abundance of flowers and shrubs. Additionally there is a path providing access to the side of the property, outdoor tap and water butt. water butt

Location

Situated in a much sought after and favored location, this family home is ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester and within walking distance of the City Centre. In addition, there is an excellent bus service to Wrexham and Chester. Local amenities include being within the catchment area for the local Primary and secondary schools, the delightful Acton Park, public houses, and a range of shops.



FLOORPLANS



Energy performance certificate (EPC)

124 Norfolk Road WREXHAM LL12 7SA	Energy rating <h1 style="font-size: 2em; margin: 0;">E</h1>	Valid until: 18 September 2033 <hr/> Certificate number: 2150-1781-2170-5004-8091
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Property type Semi-detached bungalow

Total floor area 85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		