

BOWEN

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14 Lodge Road,
Wrexham LL11 2DD

🏠 1 Bedroom

🚿 1 Bathroom

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General Remarks

We are delighted to bring to the market this attractive one bedroom terraced house which is tucked away on a quiet residential road on the outskirts of the City. With double glazed windows throughout, the property also benefits from replacement composite external doors as well as recently re-fitted kitchen and shower room. Internally the property briefly comprises a living room; kitchen with large storage cupboard; landing; bedroom with two banks of built-in wardrobes, and a shower room. EPC Rating - Awaiting.

Location: The property is situated on a side street a couple of a hundred yards from the Plas Coch Retail Park and approximately half a mile from the Mold Road roundabout, from where the A483 accesses Chester (10 miles). The City Centre with its wealth of shopping and leisure facilities is approximately one mile away.

Accommodation

Living Room: 12' 10" x 9' 10" (3.91m x 2.99m) Double glazed composite door to the front elevation. Wood-effect double glazed window to the front elevation. Radiator. Wood-effect flooring. Wall mounted electric fire. Dado rail.

Kitchen: 10' 0" x 6' 10" (3.05m x 2.08m) Double glazed composite door to the rear elevation. Wood-effect double glazed window to the rear elevation. Modern wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Integral cooker hood. Integral fridge. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. Large walk-in storage cupboard. Down-lighters.

On The First Floor:

Landing: Two wood-effect double glazed windows to the rear elevation. Cupboard housing a "Worcester" gas boiler.

Bedroom: 10' 10" x 10' 0" (3.29m x 3.04m) Wood-effect double glazed window to the front elevation. Radiator. Wood-effect flooring. Built-in wardrobes. Attic hatch.

Shower Room: 6' 11" x 5' 10" (2.10m x 1.78m) Wood-effect double glazed window to the rear elevation. Three piece white suite comprising a corner shower, pedestal wash hand basin and low level w.c. Heated towel rail. Fully tiled walls. Down-lighters.

Outside: There is a shared rear yard with a brick-built Store Shed.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by a wall mounted "Worcester" gas-fired boiler situated in a cupboard on the Landing.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

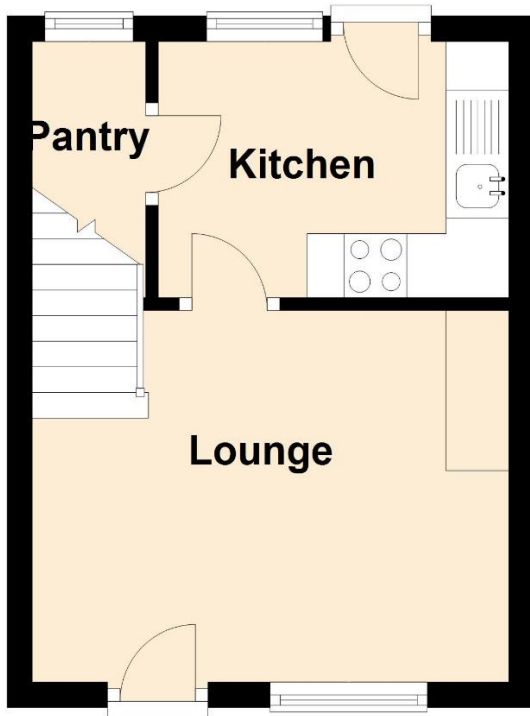
Council Tax Band: The property is rated in Band "B".

Directions: For satellite navigation purposes use the post code LL11 2DD. Leave Wrexham City Centre on the Mold Road passing the Football Ground. At the roundabout turn right onto Plas Coch Road, pass the Tennis Centre and after the road bends to the right by Plas Coch Welsh Primary School, take the next left into Lodge Road. No. 14 will be seen after about 100 yards on the right-hand side.



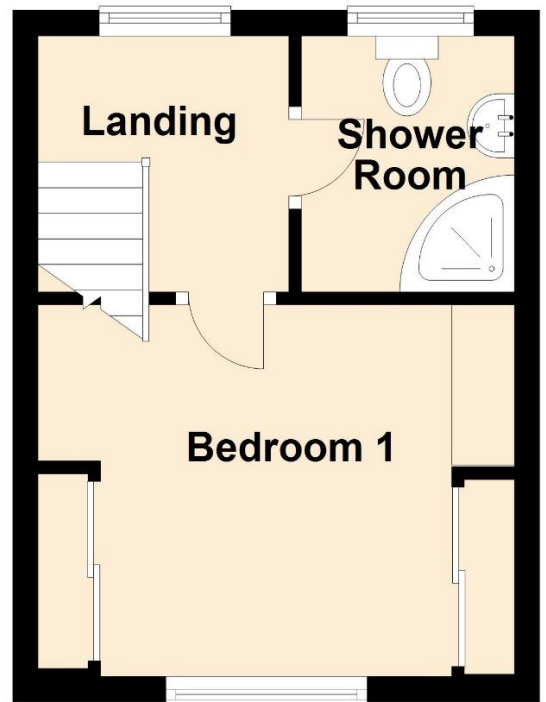
Ground Floor

Approx. 21.4 sq. metres (230.0 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.5 sq. feet)



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.