

BOWEN

PROPERTY SINCE 1862



Offers in the region of £175,000

40 Derby Road, Hightown,
Wrexham LL13 8EA

🏠 4 Bedrooms

🚿 1 Bathroom

40 Derby Road, Hightown, Wrexham LL13 8EA



General Remarks

INVESTMENT OPPORTUNITY - A furnished and fully equipped Licensed HMO with four letting rooms producing potential gross income of 24,400 GBP per annum. Communal lounge, kitchen, utility, basement gym, shower room and parking in a convenient location close to the city centre.

This end of terrace property was subject to a "back to bare brick" renovation in approximately 2000. It now provides well-proportioned plain plastered accommodation which has been licensed as a HMO with four letting bedrooms currently producing an annual gross income of £24,400 when fully let. Last years' expenses were approximately £6,500. In addition to the letting rooms the communal fully equipped facilities include a hall, stairs and landing; bay windowed lounge with view across to the Parish Church Tower; fully equipped kitchen and utility rooms; first floor shower room; semi basement gym and store room. Outside there is a side drive and rear hard surfaced leisure area. The property is gas centrally heated and PVCu double glazed.

Location: The property is situated less than half a mile from the city centre and all amenities.

Constructed of brick-faced external walls beneath a related roof

Accommodation

(with approximate room dimensions taken from Architects drawings) on **The Ground Floor** comprises :-

Entrance Hall:

Communal Lounge: 13' 0" x 15' 6" (3.96m x 4.72m) into bay window.

Bedroom 1: 15' 0" x 9' 6" (4.57m x 2.89m)

Communal Kitchen: 14' 6" x 10' 0" (4.42m x 3.05m)
Fitted with modern white laminate fronted units incorporating cooking appliances.

Utility Room: 6' 6" x 6' 0" (1.98m x 1.83m)

On The Lower Ground Floor:

Semi Basement Room 1: 17' 0" x 13' 3" (5.18m x 4.04m)

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Semi Basement Room 2: 13' 6" x 15' 3" (4.11m x 4.64m) with external access door and current use as a Gymnasium.

On The First Floor:

Landing: to:

Bedroom 2: 13' 6" x 10' 6" (4.11m x 3.20m)

Bedroom 3: 14' 6" x 9' 9" (4.42m x 2.97m)

Bedroom 4: 10' 6" x 9' 6" (3.20m x 2.89m)

Shower Room: Fitted with a three piece white suite including an over-size shower tray.

Study/Store Room:

Outside: Small front garden area. Side driveway to a brick paved rear Leisure Area.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in the Utility Room.

Tenure: Freehold. Subject to Tenancies.

Viewing: By prior appointment with the Agents.



Council Tax Band: The property is valued in Band "C".

EPC: EPC Rating - 67|D.

Directions: For satellite navigation use the post code LL13 8EA. Follow the inner ring road past the Swimming Pool, Tesco and the rear of Eagles Meadow to a roundabout at which take the second exit. Turn almost immediately left onto Derby Road continuing down the hill and about half way up the other side when No. 40 will be seen on the left.



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.