

BOWEN

PROPERTY SINCE 1862



Offers in the region of £130,000

26 Victoria Road, Wrexham LL13 7SD

🛏 2 Bedrooms

🚿 1 Bathroom

26 Victoria Road, Wrexham LL13 7SD



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General Remarks

NO CHAIN. An effectively modernised town house that is ready to walk into providing two reception room / two double bedroom accommodation with a first floor bathroom and all mod cons in a convenient location close to Erddig, Bellevue Park and the City Centre.

This inter-terraced property has been effectively modernised and now provides recently redecorated accommodation comprising an entrance hall, two reception rooms and a light oak shaker style fitted kitchen with split-level cooker on the ground floor. Upstairs there are two double bedrooms and an above-average sized bathroom with over-bath shower. Central heating is from a modern gas combi boiler and PVCu double glazed windows and rear door with matching fascias are fitted throughout. Outside there is a forecourt to the front and secure walled rear yard.

Location: The property is situated amongst established residential surroundings less than a mile equidistant between the city centre and the open walks available within the grounds of Erddig National Trust. Local amenities include Victoria and St. Giles Primary schools, a choice of Convenience Stores, Bellevue Park and St. Joseph's Senior School.

Traditionally Constructed of brick beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 12' 7" x 2' 10" (3.83m x 0.86m)

Approached through a panelled hardwood door. Ceramic tiled floor. Radiator.

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.

Front Reception Room: 11' 7" x 9' 7" (3.53m x 2.92m) Pebble-effect living flame electric fire to a contemporary light oak fireplace surround. Low level electricity meter cupboard to one alcove. Radiator. Telephone and broadband points. Two double power points. Radiator.

Rear Reception Room: 13' 6" x 12' 10" (4.11m x 3.91m) (excluding enclosed staircase leading off). Pebble-effect living flame electric fire to a contemporary light oak surround. Two radiators. Television and satellite aerial points. Two double power points.

Kitchen: 8' 5" x 7' 7" (2.56m x 2.31m) Fitted with light oak-fronted shaker-style units including a single drainer stainless steel sink inset into a double base unit with extended work surface, beneath which there is plumbing for a washing machine. Separate range of one drawer pack and two double base units with a central built-under electric oven and grill. Inset ceramic hob with an integrated filter hood above set between three-doored suspended wall units. Part ceramic tiled walls. Slate-effect tiled floor. Three double and one single satin-finished power points with matching electric cooker point and light switches. Inset ceiling lighting. Part double glazed PVCu framed external door.





On The First Floor:

Landing: 16' 10" x 2' 9" (5.13m x 0.84m) Single power point. Loft access-point.

Bedroom 1: 13' 0" x 12' 0" (3.96m x 3.65m) Original cast fireplace. Radiator. Three double power points.

Bedroom 2: 13' 7" x 9' 8" (4.14m x 2.94m) (and 16'8" (5.08m) into over-stairs recess). Original cast fireplace. Three double power points. Television aerial point.

Bathroom: 8' 7" x 7' 8" (2.61m x 2.34m) (including corner boiler cupboard accommodating the "Glow-Worm" combination gas-fired boiler). Fitted three piece white suite comprising a p-shaped bath with shower screen and "Mira" electric shower above, close coupled dual flush w.c. and pedestal wash hand basin with monobloc mixer tap. Part ceramic tiled walls. Tall chrome ladder radiator.

Outside: Walled concreted forecourt. Walled rear yard.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" combination gas-fired boiler situated in a cupboard in the Bathroom. The property is wired for a BT telephone system.

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

Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 64|D.

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

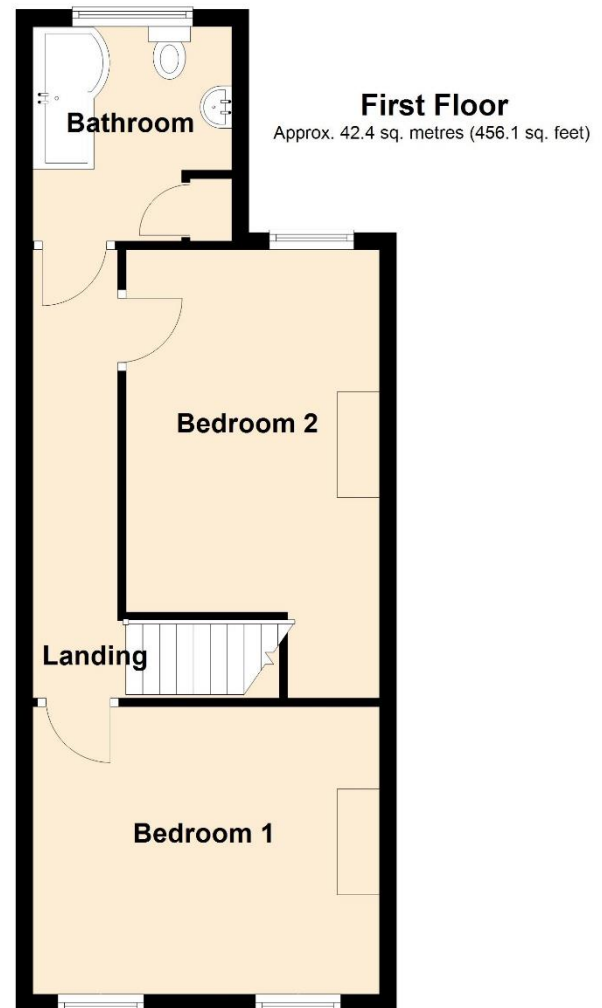
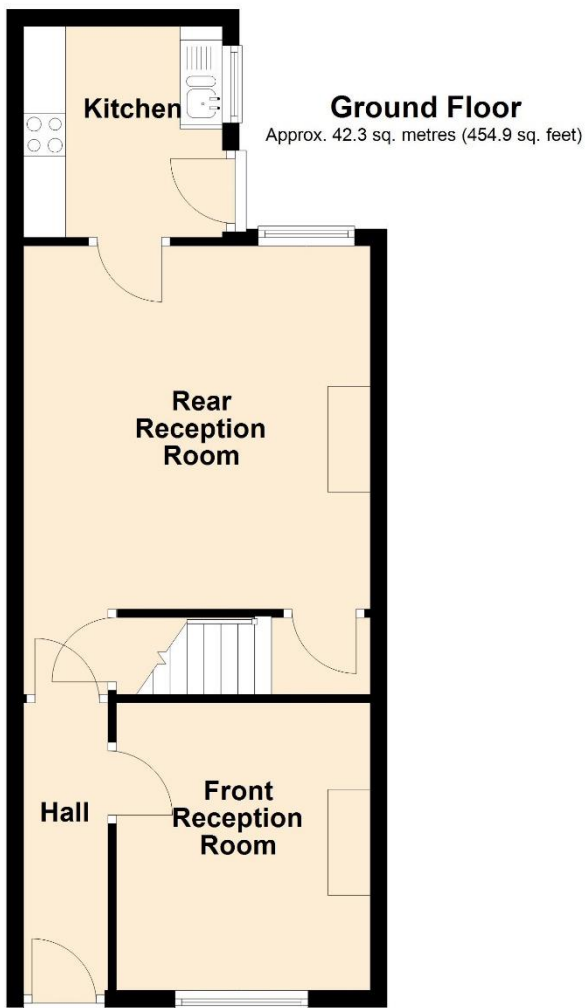
Directions: For satellite navigation use the post code LL13 7SD. Leave the inner ring road from Brook Street turning onto Bridge Street / Penybryn. Continue to a roundabout at the junction of Ruabon and Fairy Roads at which turn right onto Victoria Road. The property will be seen on the right between the first turning right into Edward Street and the first left into Bersham Road.



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