

Town & Country

Estate & Letting Agents

Foxwood Drive, Wrexham

£192,500



A brilliant opportunity to purchase a good sized three bedroom semi-detached property situated on the outskirts of Wrexham, with convenient access to Chester, Oswestry and beyond. The property comprises; entrance hall, lounge and kitchen/diner, with three bedrooms and shower room on the first floor. Externally is a lawned garden with driveway to front providing ample off road parking, with lawned garden and patio area to rear. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

The property is accessed via a UPVC double glazed door to front opening to the entrance hall. Door into:



Lounge

14'8 x 12'7

Featuring a living flame gas fire set within an Adam style surround and a marble hearth. Stairs to first floor with spindle balustrades. Double glazed window to front. Radiator x2.



Kitchen/Diner

18'2 x 14'8

An extended kitchen fitted with a range of wall, base and drawer units with display cabinets. Stainless steel 1 & 1/2 bowl sink unit with mixer tap with tiled splashbacks. Integrated double oven, hob and extractor hood above. Integrated fridge-freezer. Space and plumbing for a washing machine. Timber laminate flooring. Double glazed window to side. Double glazed window to rear. French doors to rear garden. Radiator x2.



Landing

Loft access. Double glazed window to side. Doors to:



Bedroom One

9'3 x 9'0

Fitted with a range of wardrobe furniture comprising wardrobes, luggage cupboard and base cabinet. Double glazed window to front. Radiator.



Bedroom Two

8'9 x 8'7

With fitted wardrobe and luggage

cupboard. Double glazed window to rear. Radiator.



Bedroom Three

6'6 x 5'7

Double glazed window to front. Radiator.



Shower Room

Low level W/C. Vanity wash hand basin. Oversized corner shower enclosure with electric shower. Panelled walls. Inset spotlights. Extractor fan. Heated towel rail.



Outside

Lawned garden to front, with driveway to

side providing ample off road parking. Outside light. Iron gate to rear garden.

The rear garden enjoys a south-westerly sunny aspect being low maintenance with an artificial lawn and a generous sized paved patio area. Outside water supply, light and timber shed.



Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

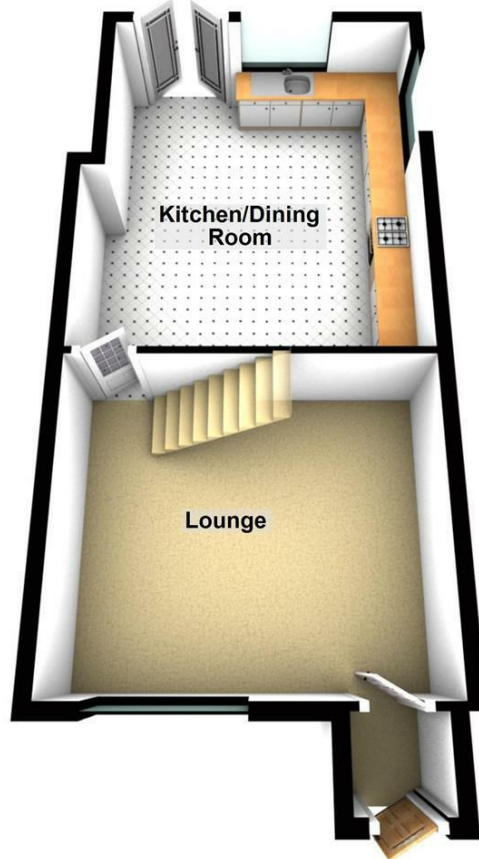
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.


Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |