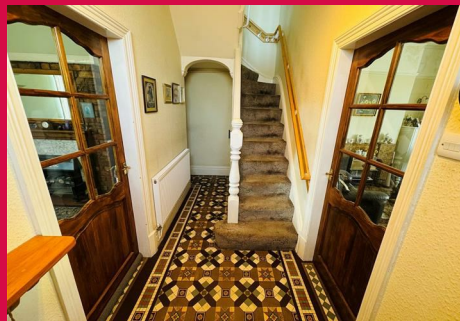


# Town & Country

Estate & Letting Agents

Foster Road, Wrexham

£225,000



This Spacious Edwardian, three double bedroom home offers light and spacious accommodation throughout and is conveniently located for easy access to Wrexham city centre, is a short walk to the Railway station to Chester Road for public transport and has a host of day-to-day amenities close hand. The property itself enjoys the benefit of UPVC double glazing along with gas central heating and internal accommodation that comprises an inviting entrance hall with a living room, sitting room and dining room off which intern leads to the kitchen and completes the ground floor accommodation. The first-floor landing offers access to three double bedrooms and a shower room with a separate WC. Externals, to the front of the property is a gravel and shrubbed forecourt garden. Whilst the rear walled garden enjoys a south easterly orientation outbuildings, a paved patio area, a lawn garden and rear gated access

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### Externally front

The property is entered through an iron gate opening to a gravel forecourt and shrubbed garden with the concrete pathway leading to a quarry tiled pathway and a light alongside the main entrance door



### Entrance hall

14'2 x 4'10

An Opaque UPVC double glazed front door opens to a lovely mosaic Minton tiled floor, a radiator, glaze doors off opening to the living room and sitting room stairs off rising to the first floor accommodation with spindle balustrades and a storage cupboard below



### Living room

11'10 x 15'4

With windows to the front and rear elevations, a radiator, an Adams style fire surround set to an exposed brick flu and fitted shelves



### Sitting room

13'6 x 14'1

Having a bay window placing the front elevation, a radiator and a ceramic tile fireplace with a gas fire and a picture rail



### Dining room

11'2 x 10

Having three windows the side

elevation, a picture rail, radiator and a fitted floor to ceiling cabinet which is shelved



### Kitchen

10'6 x 9'2

The kitchen is fitted with the range of white gloss fronted wall base and drawer units complimented by stainless steel handles with ample works surface space housing stainless steel single drainer sink units with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven hob and extractor hood, there is space and plumbing for a washing machine, a ceramic towel floor, a housing cupboard for the gas Worcester combination boiler, windows to side and rear elevations and the UPVC double glazed back door opening to the rear garden



### Rear garden

A walled rear garden enjoying assent easterly orientation, a page patio area outside lights and lawn garden and access to outbuildings



## Outbuilding

4 x 7'6

With power and light and a single glazed timber framed window. There is also an outside store and WC

## First floor landing

With a window to the side elevation, a picture rail, radiator and doors off to all three double bedrooms and to the shower room and separate WC



## Bedroom one

13'1 x 13'8

Having a bay window facing the front elevation, a radiator, a picture rail, range of fitting wardrobes with an integrated chest of drawers and luggage cupboard above



## Bedroom two

11'8 x 11'3

With windows to the side and rear elevation and radiator along with a picture rail



## Bedroom three

8'9 x 10'7

Radiator and a window to the rear elevation



## Shower room

9'2 x 7'7

Installed with a double shower enclosure with fixed head thermostatic shower, a pedestal wash basin ceramic tile floor and parsley tiled walls with a

radiator and window to the side elevation and fitted floor to ceiling storage cupboard

## Separate WC

7'2 x 2

Installed with a dual flush low level WC and no window to the side elevation

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.**

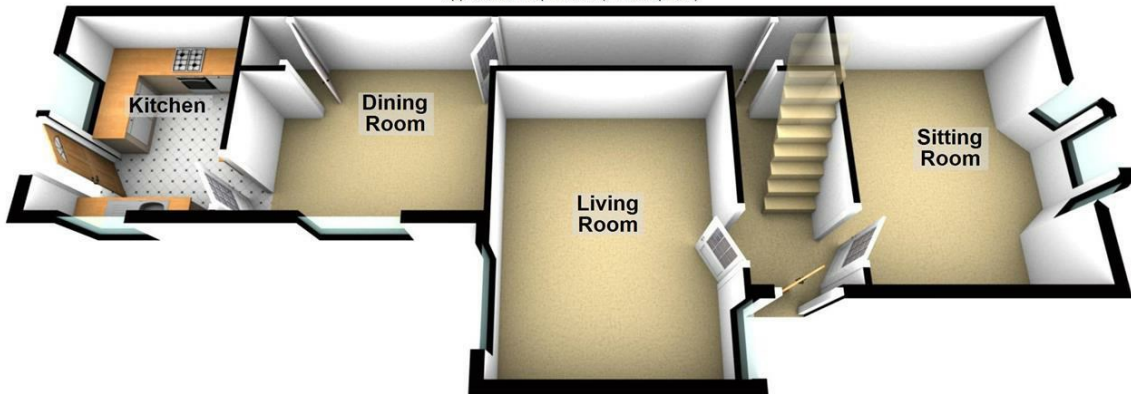
## Additional Information

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. 66.1 sq. metres (711.5 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 127.4 sq. metres (1370.9 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 most 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	