



48 Camberley Drive, Wrexham, LL12 7LW

£255,000

**** NO ONWARD CHAIN **** A Spacious 2/3 Bedroom detached bungalow with Garage and off road parking, in a popular location close to the City centre. The property briefly comprises of 2 Reception Rooms, 2 Double Bedrooms, a spacious open plan Kitchen /Diner and separate WC and Shower Room. Externally there is an ample driveway to the front and an enclosed rear garden with Garage and Shed. Available with no onward chain, viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway



Newly laid carpet, Access to attic, radiator, storage cupboard. Doors off to:

Living Room 11'7" x 12'7" (3.54 x 3.85m)



UPVC double glazed bay window to the front elevation. Newly laid carpet, radiator, wall mounted fire, TV point, light fitting and sockets.

Snug / Reception Room 10'11" x 11'8" (3.35 x 3.58m)



UPVC double glazed window to the side elevation. Newly laid carpet, radiator, light fitting and sockets. Opening through to:

Kitchen / Diner 23'2" x 10'9" (7.08 x 3.29m)



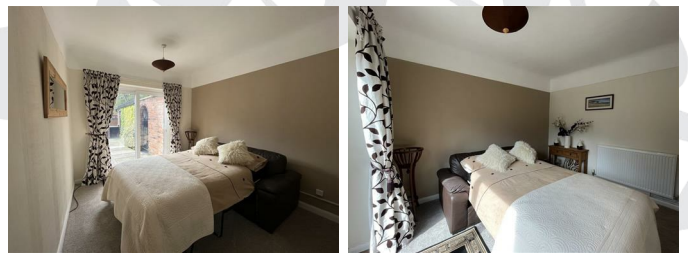
UPVC double glazed window and part glazed door to the side elevation and French doors to the rear. Tiled floor and splashback. A range of base wall and drawer units with complimentary worktop over and inset 1 1/2 bowl sink. Integrated electric oven with gas hob and extractor over, dishwasher and washing machine. Space for an American style fridge freezer.

Bedroom 1 9'5" x 13'0" (2.89 x 3.98m)



UPVC double glazed bay window to the front elevation. Newly laid carpet, radiator, fitted wardrobes, light fitting and sockets.

Bedroom 2



UPVC double glazed French doors to the rear elevation. Newly laid carpet, radiator, light fitting and sockets.

WC



UPVC double glazed window to the rear elevation, close coupled WC, radiator and light fitting.

Shower Room



UPVC double glazed window to the rear elevation, fully tiled walls and floor, electric power shower, glazed shower screen, vanity basin, heated towel rail and light fitting.

Externally

Front

To the front of the property is a pattern printed concrete driveway offering ample off road parking.

Rear



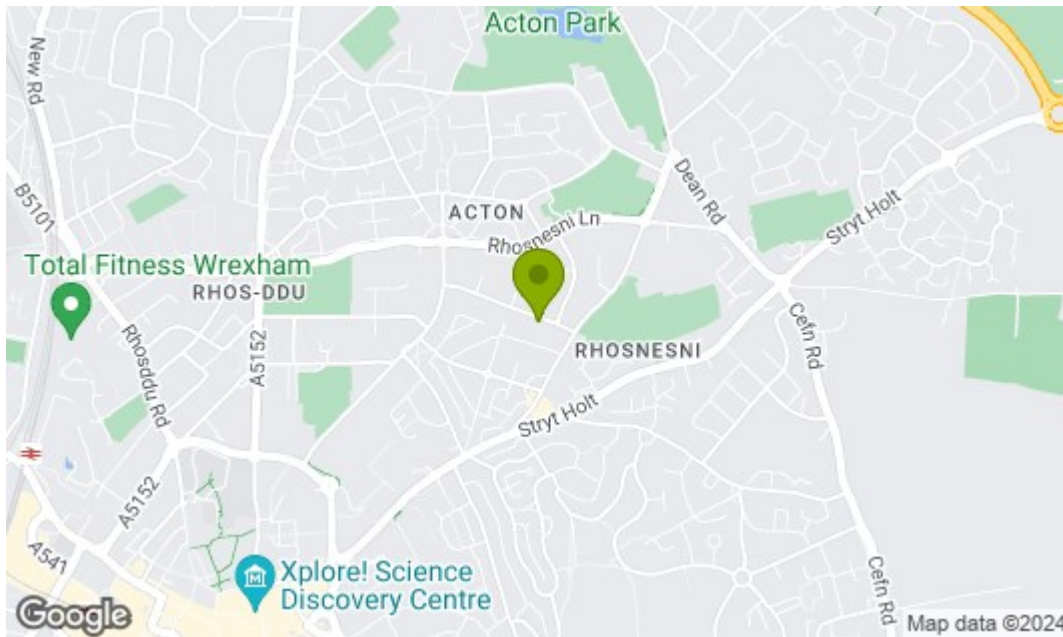
The rear of the property is mainly laid to lawn with patio areas, mature borders, garage and shed.

Floor Plan

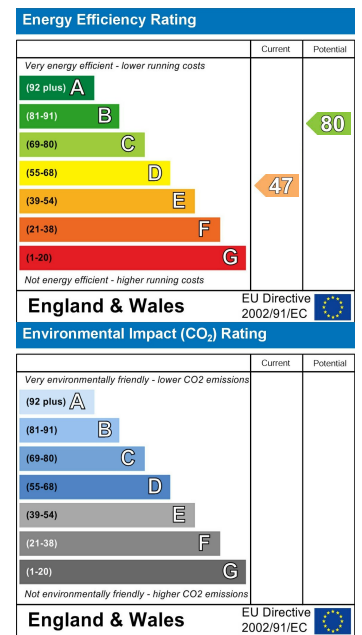


Total area: approx. 82.5 sq. metres (887.7 sq. feet)
 All sizes are approximate and are not to be taken literally.
 Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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