

BOWEN

PROPERTY SINCE 1862



Guide Price £120,000

25 Gibson Street, Wrexham LL13 7TS

🏠 3 Bedrooms

🚿 1 Bathroom

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Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

RESIDENTIAL INVESTMENT OPPORTUNITY: A modernised inter-terraced property within well established surroundings situated close to amenities including Victoria Road School and Bellevue Park. The property currently produces an excellent income as a Registered 'House in Multiple Occupation'. There are three letting rooms together with shared living room, kitchen and bathroom. The house is double glazed and centrally heated and has a rear yard and garden.

Accommodation

On The Ground Floor:

Entrance Hall: Approached through a PVCu framed double glazed door. Radiator.

Letting Bedroom 1: 11' 10" x 8' 2" (3.60m x 2.50m) Double glazed window. Radiator. Telephone point. Fire door.

Living Room: 11' 10" x 11' 1" (3.60m x 3.37m) Double glazed window. Radiator. Television aerial point. Understairs storage cupboard off.

Kitchen: 12' 0" x 5' 5" (3.65m x 1.65m) Fitted with stainless steel single drainer sink unit set into a range of base units with matching suspended wall cabinets. Space for refrigerator. Space with plumbing for automatic washing machine. Fitted cooker. Laminate-topped work surfaces. Double glazed window. Double glazed back door.

Bathroom: 8' 8" x 5' 5" (2.65m x 1.65m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath with instant heat electric shower fitted above. Part tiling to walls. Tiled floor. Double glazed window. Radiator.

On The First Floor:

Landing:

Letting Bedroom 2: 11' 10" x 11' 10" (3.60m x 3.60m) Double glazed window. Radiator. Fire door.

Letting Bedroom 3: 11' 1" x 8' 10" (3.37m x 2.70m) Double glazed window. Radiator. "Glow-Worm" gas-fired boiler situated in the cupboard. Fire door.

Outside: To the rear of the property there is an enclosed yard leading to a right of way in favour of adjoining properties, beyond which there is an enclosed lawned garden.

Services: The property is understood to be connected to mains water, gas, electricity and foul drainage subject to statutory regulations. The central heating is a conventional radiator system effected by a modern "Glow-Worm" gas-fired combination-type boiler situated in the cupboard in the back bedroom.

Tenure: The property is available as an investment and comprises a "Licenced House in Multiple Occupation" having full registration with the Local Authority and subject to the occupancy of three letting rooms.

The gross income for the property is in the region of £19,000 per annum.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 60|D.



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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. At the roundabout continue straight across (also Bradley Road) continuing, and before the traffic lights take a right-hand turning onto Peel Street. Half-way up Peel Street bear left onto Gibson Street, when the property will be approached on the left-hand side.



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.