



Asking Price £145,000

3 Jarman Avenue, Wrexham LL13 7AT

 3 Bedrooms

 1 Bathroom

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General Remarks

Located on the fringe of Wrexham City Centre and within walking distance of local amenities is this three bedroom end of terrace property. Comprising in brief an entrance hallway, lounge and fitted kitchen. Downstairs bathroom together with three bedrooms on the first floor.

Externally there is a level and low maintenance garden to the rear. All services/appliances have not and will not be tested. NO CHAIN.



Accommodation

On The Ground Floor:

Entrance Hallway: Fitted carpet. Ceiling spot-lights. Ceiling smoke alarm. Staircase leading to First Floor. Power points. Part glazed composite front door.

Lounge: 14' 3" x 11' 2" (4.35m x 3.40m) Laminate flooring. Radiator. Power points. Telephone point. Double glazed window to front elevation. Ceiling spot-lights. Feature wall mounted stone-effect electric fire.

Kitchen: 11' 11" x 8' 9" (3.64m x 2.67m) Comprising a range of oak-effect wall and base units with a laminate work-top surface and a tiled splash-back. Single stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Integrated four-ring "Lamona" gas hob with an "Indesit" electric oven below having a stainless steel splash-back and cooker hood above. Tiled flooring. Three double glazed windows. Radiator. Power points. Part glazed PVCu door to side. Understairs storage area. Electric consumer unit.

Ground Floor Bathroom: 8' 10" x 4' 10" (2.68m x 1.48m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a panelled bath. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window. Ceiling spot-lights.

On The First Floor:

Landing: Double glazed window. Fitted carpet. Ceiling loft hatch. Spot-lights. Ceiling smoke alarm.



Bedroom 1: 14' 4" x 8' 4" (4.37m x 2.54m) Fitted carpet. Radiator. Power points. Two double glazed windows. Ceiling spot-lights. Storage cupboard.

Bedroom 2: 11' 9" x 8' 8" (3.58m x 2.63m) Fitted carpet. Radiator. Power points. Double glazed window. Ceiling spot-lights.

Bedroom 3: 8' 8" x 8' 4" (2.64m x 2.55m) Laminate flooring. Double glazed window. Radiator. Power points. Ceiling spot-light. Cupboard housing the "Pro Exclusive" gas central heating boiler.

Outside: A level and low maintenance rear garden with paved Patio and fenced boundaries. Gated side and rear access.

Services: All main services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Pro Exclusive" gas-fired boiler situated in Bedroom 3. All services/appliances have not and will not be tested

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



EPC: EPC Rating - 65|D.

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

Directions: From the Agent's Wrexham Offices proceed down Regent Street and descending Hill Street to the junction with Brook Street at which turn left. At the traffic lights continue ahead into St Giles way and at the traffic lights turn right up the hill to the next traffic lights at which turn right again. Take the next left into Bennions Road and first right into Jarman Avenue when the property will be observed on the left.

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PROPERTY SINCE 1862



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 expressively 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.

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