REID & ROBERTS

INDEPENDENT ESTATE AGENTS

2 Osborne Close

Wrexham, LL11 2HA

Chain Free £249,950

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Entrance Hall
15'2" x 3'1" (4.64m x 0.96m)
The property is approached via a composite entrance door leading into the entrance hallway. The hallway features parquet flooring, a double panelled radiator, ceiling light point, and loft access. Doors lead off to the lounge, kitchen, bathroom, and both bedrooms.

Lounge
15'9" x 10'2" (4.81m x 3.12m)
The lounge benefits from parquet flooring, a double panelled radiator, and UPVC double glazed windows to the front and side elevations, allowing for an abundance of natural light. A coal effect gas fire set upon a marble hearth creates an attractive focal point within the room. Further benefits include a television point and ceiling light point.

Kitchen
10'4" x 8'11" (3.15m x 2.72m)
The kitchen is fitted with a range of wall, drawer, and base units with complementary worktop surfaces over. Appliances include an integrated 'Beko' oven with four ring electric hob and extractor fan above. Additional features include a UPVC double glazed window to the side elevation, part tiled walls, a double panelled radiator, space and plumbing for a washing machine, and a built in cupboard housing the wall mounted Logic boiler.

Archway leads through to the dining area.

Dining Area
8'0" x 7'4" (2.46m x 2.24m)
The dining area features carpeted flooring, a double panelled radiator, ceiling light point, and UPVC double glazed French doors providing access to the rear garden.

Bedroom One
11'11" x 10'5" (3.64m x 3.19m)
UPVC double glazed window to the front elevation, features carpeted flooring, a double panelled radiator. Telephone point. Ceiling light point.

Bedroom Two
9'10" x 9'11" (3.01m x 3.04m)
UPVC double glazed window to the rear elevation, benefits from carpeted flooring and double-panelled radiator. Ceiling light point.

Bathroom
6'5" x 5'4" (1.97m x 1.64m)
Three piece suite comprising a panelled bath, low level flush WC, and wash hand basin. An electric Triton shower. Additional features include fully tiled walls and flooring, a double panelled radiator, ceiling light point, and a UPVC double glazed frosted window to the rear elevation.

Garage
16'9" x 8'7" (5.13m x 2.64m)
The property further benefits from a garage, accessed from the front driveway area. Power and electric.

Outside
To the front of the property is a well maintained gravelled garden area with mature shrubs, fencing to the boundaries, and dwarf brick wall. The property benefits from off road parking, with gravelled areas to either side, access to the rear garden, and access to the garage.

The rear garden enjoys lawned areas, fencing to the boundaries, and a further garden section currently utilised as a vegetable patch. The garden also benefits from an outdoor shed, providing useful storage space.

Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and

inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

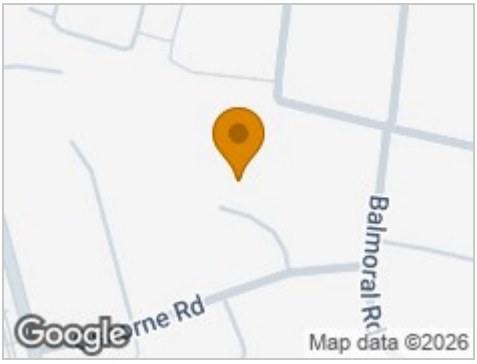
Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Road Map



Hybrid Map

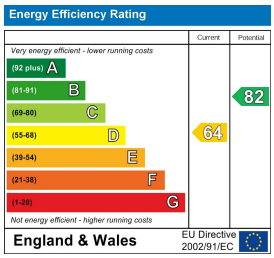
Terrain Map

Floor Plan

Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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