



1 Edmund Street

Mold, CH7 1JH

£135,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this two-bedroom property, offered for sale with no onward chain and occupying a highly convenient position within easy reach of Mold town centre. Ideally placed for access to a wide range of shops, cafés, schools, transport links and everyday amenities, the property is particularly well suited to those wanting the convenience of town living close at hand. Whilst requiring a scheme of modernisation, it offers an exciting opportunity for a purchaser to update and personalise the accommodation to their own taste, making it an appealing prospect for first-time buyers, investors or those looking for a renovation project.

The property offers a practical layout arranged over two floors, with the ground-floor accommodation comprising an entrance porch, spacious lounge and fitted kitchen with room for a breakfast table. The lounge benefits from a feature fireplace with an electric log-effect fire, while the kitchen provides a range of fitted units together with integrated cooking appliances and space for further freestanding appliances. To the first floor, a central landing provides access to two well-proportioned bedrooms and a family bathroom. The main bedroom is a good-sized double with useful built-in storage, while the second bedroom also offers flexible accommodation and could comfortably suit a bedroom, home office or nursery depending on the purchaser's requirements.

Externally, the property is approached via gated access leading onto a concrete area, with outside space extending around the property. To the side/rear is an enclosed courtyard-style garden, bounded by brick walling and fencing and offering space for a small table and chairs. A useful garage with light and power provides valuable additional storage.

Situated within the popular market town of Mold, the property is well placed for access to the town centre. The location also offers convenient access to local schools and transport links!

Accommodation Comprises

The property is approached via gated access leading onto a concrete area with outside space extending around the property. A uPVC double-glazed entrance door opens into:

Entrance Porch

Having exposed floorboards, double-panel radiator and courtesy light. A further door opens into:

Lounge

A well-proportioned reception room featuring a marble-effect fireplace, hearth and backing incorporating an electric log-effect fire, creating an attractive focal point to the room. Further benefiting from wood-effect laminate flooring, textured ceiling, double-panel radiator and a uPVC double-glazed window with top opener to the side elevation. Staircase rises to the first-floor accommodation and a door leads into:

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and incorporating a stainless-steel sink unit with hot and cold tap. Integrated four-ring gas hob with electric oven and extractor hood over, tiled splashbacks and vinyl flooring. Space is provided for a fridge/freezer together with space and plumbing for a washing machine.

The room further benefits from a wall-mounted Ideal boiler, double-panel radiator, wall-mounted electric fuse box and meter, together with space for a breakfast table. A uPVC double-glazed window with side opener provides natural light, while a uPVC door gives access to the outside courtyard area.

First Floor Comprises

First Floor Landing

Stairs rise from the lounge to the first-floor landing, which features exposed floorboards and provides access to the bedrooms and family bathroom. There is a useful built-in airing cupboard offering additional storage, loft access point and a uPVC double-glazed window with top opener to the front elevation allowing plenty of natural light.

Bedroom One

A good-sized double bedroom enjoying high ceilings and benefiting from a double-panel radiator and uPVC double-glazed window with top opener to the side elevation. A built-in storage cupboard positioned over the stair recess provides useful additional storage. Further benefiting from TV and telephone points.

Bedroom Two

A well-proportioned second bedroom offering flexible accommodation and capable of accommodating a double bed if required. Featuring high ceilings, exposed floorboards, central ceiling light point, double-panel radiator and uPVC double-glazed window with central opener to the side elevation.

Family Bathroom

Fitted with a three-piece suite comprising panelled bath with mains shower attachment over, low-flush WC and wash hand basin. Further benefiting from partial wall tiling, wood-effect vinyl flooring, high ceiling, double-panel radiator and frosted uPVC double-glazed window to the side elevation.

External

Courtyard

The courtyard provides a low-maintenance outside space with room for a small table and chairs, ideal for sitting outside or alfresco dining during the warmer months. There is also excellent scope for a purchaser to enhance the area with raised planters, pots and greenery to create a more established garden setting.

Tel: 01352 700070

Garage

A useful garage benefiting from concrete flooring, light and power, providing excellent storage and additional practical space.

Epc Rating - TBC

Council Tax Band - C

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

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

Looking For 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. Telephone Mold office on 01352 700070

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.

Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

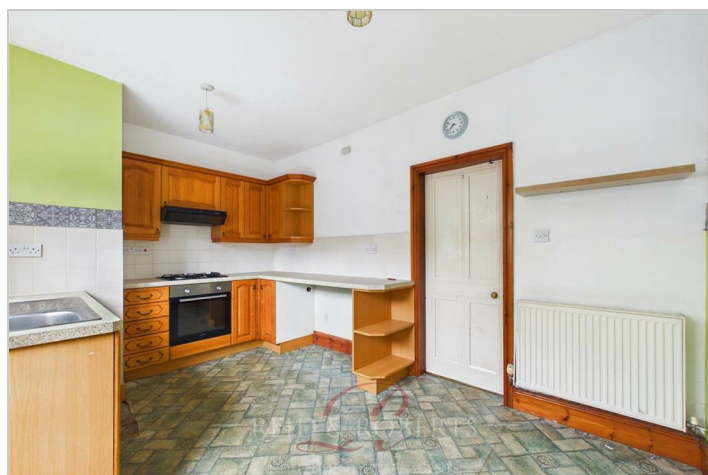
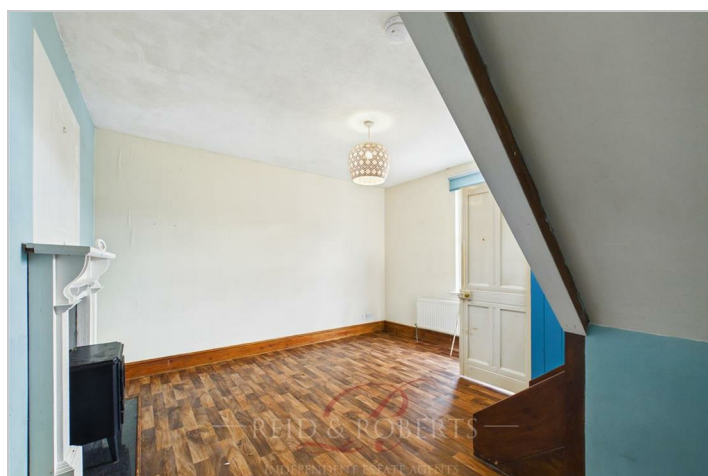
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

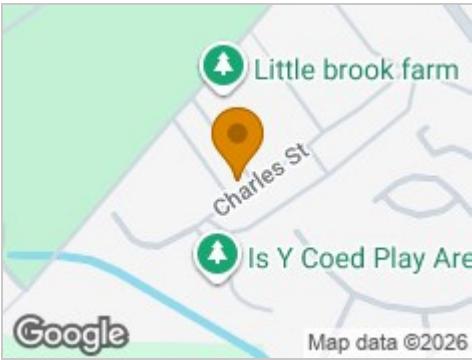
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Tenure Information

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



Road Map



Hybrid Map



Terrain Map



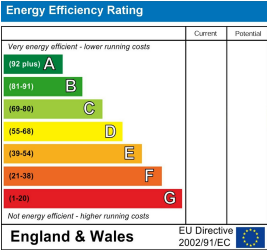
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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