REID & ROBERTS

INDEPENDENT ESTATE AGENTS

5 Westminster Court

Grosvenor Street, Mold, CH7 1EJ

O.I.R.O £115,000

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Accommodation Comprises
Composite door with frosted inset leads into:

Entrance Vestibule
A welcoming entrance vestibule providing ample space for coat and shoe storage, with stairs rising to the first-floor living accommodation.

OPEN PLAN LIVING AREA
17'0" x 15'2" (5.18 x 4.62)

Lounge/Dining Area
A characterful space featuring an attractive beamed ceiling and Velux skylight, allowing plenty of natural light to flow into the room. Further benefits include a double glazed window to the front elevation, TV aerial point, telephone point and fibre broadband connection. Door leading into the bedroom.

Kitchen Area
Fitted with a stylish range of wall and base units complemented by work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. A range of integrated appliances includes a washing machine, fridge and microwave, together with a four-ring induction hob, electric oven and extractor hood over. Finished with wood-effect laminate flooring.

Bedroom
10'10" x 10'5" (3.30 x 3.18)
A bright and characterful space featuring an attractive beamed ceiling and two Velux skylights with fitted blinds, allowing plenty of natural light to flow into the room. Further benefits include a useful built-in storage cupboard, TV aerial point, telephone point and double glazed window to the front elevation.

Door leading into:

Shower Room
Fitted with a contemporary three-piece suite comprising a generous double shower enclosure with mains-powered shower, pedestal wash hand basin and low flush WC. Finished with full-height wall tiling and vinyl flooring, with a heated towel rail and extractor fan completing the space.

EPC Rating - C

Council Tax - Band B

Viewing Arrangements
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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer
TO MAKE AN OFFER - MAKE AN APPOINTMENT WITH ONE OF OUR MORTGAGE ADVISORS ON 01352 700070.
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 deal may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Money Laundering Regulations

To adhere to the Law around Money Laundering, all Vendors and Intending purchasers will be 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 1967

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.

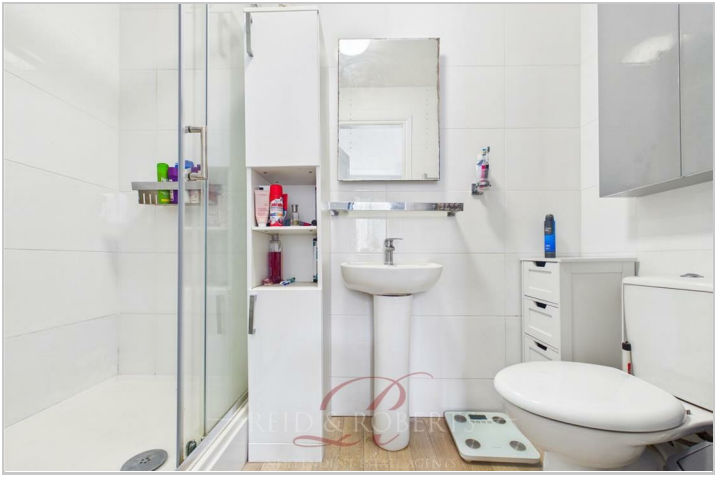
Do you have a property to sell

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

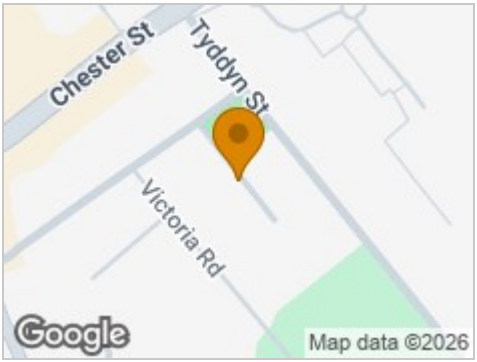
Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm

PLEASE NOTE: WE OFFER APPOINTMENTS 7 DAYS A WEEK



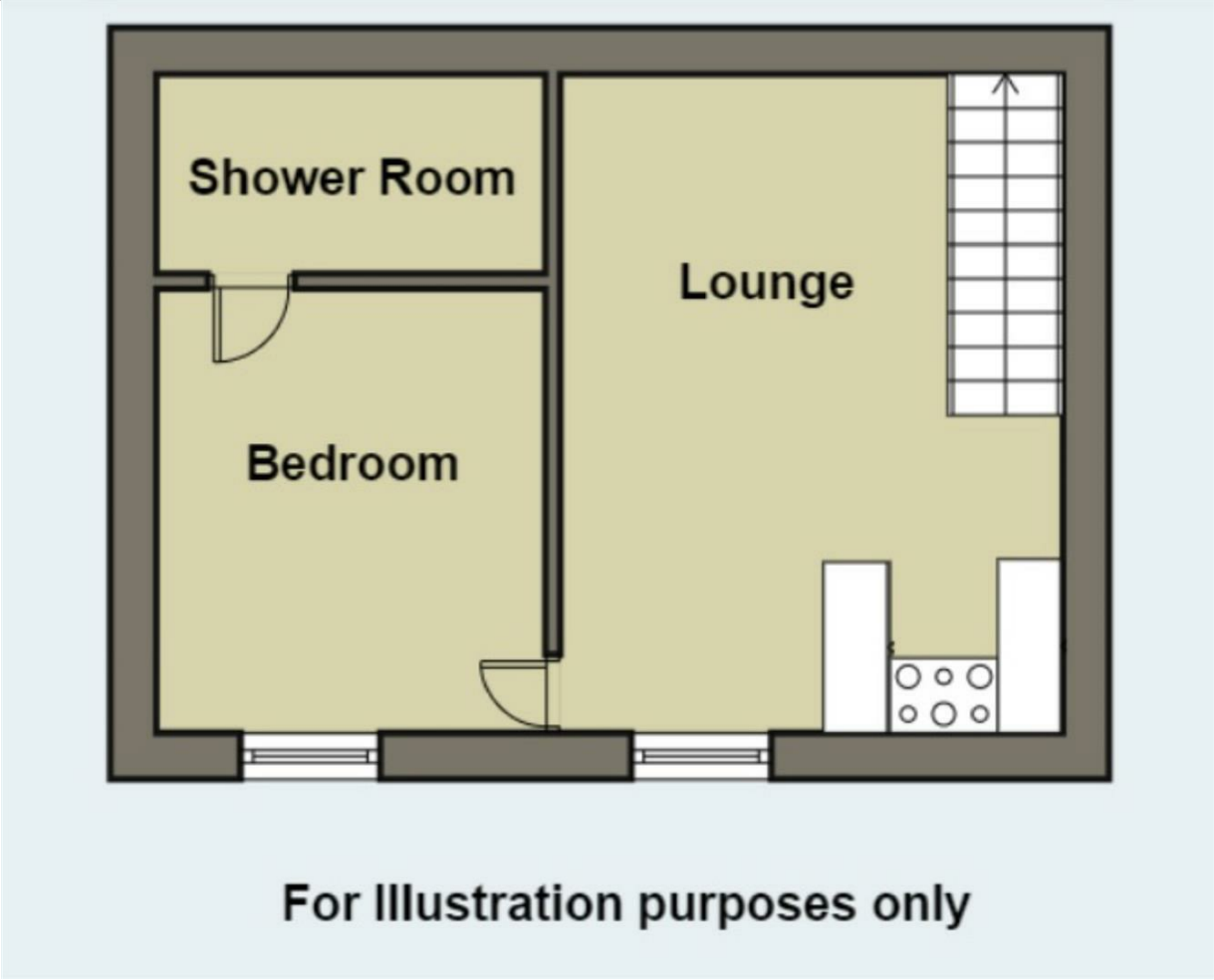
Road Map



Hybrid Map

Terrain Map

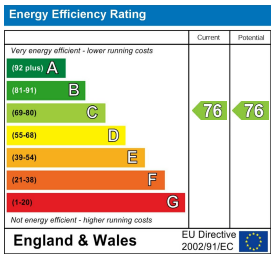
Floor Plan



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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3a Chester Street, Mold, Flintshire, CH7 1EG
Tel: 01352 700070 Email: mold@reidandroberts.com https://reidandroberts.com/