



**TOWN &
COUNTRY**

PROPERTY AUCTIONS

**Stanley Street
Wrexham**

Guide Price £80,000



UNCONDITIONAL LOT - BUYERS PREMIUM APPLIES

POTENTIAL RENTAL INCOME :£575 PCM

**GUIDE PRICE £80,000. FOR SALE BY PUBLIC AUCTION JUNE 30TH 2016 AT ST DAVIDS PARK HOTEL EWLOE.
REGISTRATION 6.30PM**

For Legal pack contact info@townandcountrywrexham.com labelling 'legal pack request.'

*****PREVIOUSLY MARKETED AT £120,000*** A THREE BEDROOM END TERRACED, CLOSE TO WREXHAM TOWN**

Imperial Buildings, King Street, Wrexham, LL11 1HE

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Unconditional Lot - Buyers Premium Applies

Upon the fall of the hammer, the Purchaser shall pay a deposit and a 3%+VAT (subject to a minimum of £3,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Entrance

UPVC double glazed door to front into hallway. Stairs to first floor, door off to:

Lounge

11'10 x 11'(3.61m x 3.35m)

Bay window to front, fire surround with gas fire inset, laminate wood flooring, radiator, opening to dining room.



Dining Room

12'1 x 11'10(3.68m x 3.61m)

Laminate wood flooring, radiator, two openings to kitchen.



Kitchen

16' x 14'9(4.88m x 4.50m)

L shaped kitchen, fitted with a range of wall and base units with complementary work surfaces, composite sink unit, integrated oven with separate hob, space for washing machine, wall mounted boiler, breakfast bar area, laminate wood flooring, door to downstairs bathroom.



Bathroom

Three piece suite comprising: panel enclosed bath with shower over, wash hand basin set in vanity unit and low level wc. Tiled walls and flooring, radiator, window to rear.



Landing

Doors off to:

Bedroom 1

14' x 11'(4.27m x 3.35m)

Window to front, stairs to loft room, radiator.



Bedroom 2

12' x 9'8(3.66m x 2.95m)

Window to rear, built in cupboard, radiator.



Bedroom 3

9' x 8'4(2.74m x 2.54m)

Window to rear, radiator.



Outside

Low maintenance gardens to front and rear with decked seating area to rear and timber shed.



Additional Photo



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

TO MAKE AN OFFER

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Special Auction Conditions

Special Notes

Any interested bidders MUST refer to our auction catalogue and terms of sale. Please refer to

www.

townandcountrypropertyauctions.co.uk

Guide Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Hours of Business

Monday to Friday - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

