

Town & Country

Estate & Letting Agents

Gerald Street, Wrexham

£210,000



This Victorian mid-terraced property currently operates as fully licensed HMO generating an income of approximately £2,200 per month. Located within easy walking distance of Wrexham city centre and all convenient amenities close at hand. The property benefits from gas central heating and UPVC double glazing and comprises five rooms, currently being let, a kitchen/diner, utility room, store/box room, and a shower room. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

Glazed timber panel front door opens to; a mosaic tile floor, radiator, and stairs off spindle balustrades rising to the first floor accommodation. Doors to:

Room One

15'6" x 12'2"

With a bay window to the front elevation, and ornamental ceramic tiled fireplace and radiator.

Room Two

2 12'5" x 10'6"

Window to the rear elevation.

Ornamental ceramic tile fireplace.

Radiator.



Kitchen

12'1" x 10'5"

Fitted with white wall and base units with stainless steel handles. Space for a cooker with a stainless steel extractor hood above. Radiator. Window to the side elevation. Access to under stairs storage cupboard. Timber panel and glaze door opens to utility.

Utility

10'5" x 5'5"

Fitted with base units and work surfaces, steel single drain in the sink, space and plumbing for washing machine, dryer. Window to the rear elevation, a wall mounted gas Worcester combination, boiler and UPVC double glazed back door that opens to the rear garden.

Room Three

10'8" x 10'6"

Window to the rear elevation. Radiator.



Shower Room

Installed with a three piece suite, comprising a double shower enclosure with a dual head thermostatic shower and extractor above. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Fully tiled walls and opaque window to the side elevation.

Room Four

12'8" x 10'5"

Cast-iron ornamental fireplace. Window to the rear elevation. Radiator. Sliding door that opens to the en-suite containing; Low-level W/C. Hand wash basin with extractor fan set within the ceiling. (Measurements include en-suite)

Room Five

12'6" x 12'1"

Window to the front elevation and a radiator.

Box/Storeroom

8'4" x 3'8"

With a window to the front elevation.



Outside

The front of the property is off-road parking which is approached through double iron gates. To the rear of the property is an enclosed courtyard with a brick outbuilding and gated access to the rear garden. Predominantly laundered and enclosed by hedging.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although

depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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 must 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	