

# Town & Country

Estate & Letting Agents

Jubilee Road, Wrexham

£125,000



A great opportunity to purchase a deceptively spacious two bedroomed terraced property situated close to Wrexham town centre, stations and hospital with gas central-heating and a toilet to both floors. The property benefits from relatively new: roof; double-glazed windows; and boiler (recently serviced) and also updated wiring. In need of some cosmetic renovation.  
Ideal starter or investment property - early viewing highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Entrance Hall

Wooden door leading to entrance hall with stairs and doors off to:



## Lounge

10'0" x 10'11"

Window to front. Open coal fire. Carpeted. Radiator.



## Dining Room

11'10" x 10'7"

Window to rear. Electric fire with wooden surround. Door to kitchen. Telephone point. Carpeted. Radiator.



## Kitchen

9'0" x 7'0"

Range of base and drawer units. 1½ bowl sink unit. Hotpoint cooker. Space for fridge/freezer. Window to side. Access to under stairs pantry. Door to rear garden. Door to downstairs WC



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## Downstairs WC

Low level WC. Window to rear.

## First Floor Landing

Doors to;



## Bedroom One

13'8" x 10'10"

Two windows to front. Telephone point. Carpeted. Radiator.



## Bedroom Two

11'11" x 7'02"

Window to rear. Two fitted wardrobes. Carpeted. Radiator.



## Family Bathroom

9'02" x 6'11"

Pedestal wash hand basin. Low level WC. Panel enclosed bath with electric shower over. Part tiled walls. Frosted window to rear. Radiator.



## Outside

Enclosed garden to front with steps leading up to front door. Rear garden comprises of bricked courtyard. Small garden storage shed. Lawned area and cobbled pathway. Gate to rear providing access for bins etc.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## 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.

## Services

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

## Mortgage Advice

Town and Country Property Services 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

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	