

Town & Country

Estate & Letting Agents

Jubilee Road, Wrexham

£110,000



Ideally situated with easy access to the city centre, the hospital, local motorway networks and a host of other amenities, this two double-bedroom end of terrace property enjoys the benefits of UPVC double glazing, gas central heating and comprises a vestibule, hallway, Dining room, kitchen, and on the first floor two double bedrooms and a bathroom.

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

Vestibule

The property is entered through a UPVC double glazed front door which opens to timber laminate flooring and glazed internal door opening to the hallway with a stain glass panel above.

Hallway

Laminate flooring, with doors leading off to dining room and living room.



Dining Room

10'8" x 9'1"

With timber laminate flooring, a ceramic tile fireplace, a window to the front elevation with a radiator below. Stairs off to the first floor elevation and the door opening to the living room.



Living Room

11'10" x 10'6"

Having timber laminate flooring, a feature fireplace. a window to the rear elevation with a radiator below and a glazed door leading to the kitchen.

Kitchen

16'6 times 6'2"

Fitted with a range of wall and base units with ample works surface space housing a resin one and a half bowl sink unit with mixer tap. There is space and plumbing for a washing machine, with an integrated stainless steel oven hob and extractor hood. Also, a radiator, two windows facing the side elevation and a UPVC double glazed back door.



Bedroom One

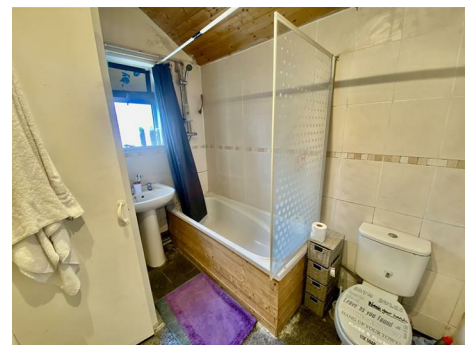
11,10 x 11 10"

Having a built-in cupboard over the stairs, a window to the rear elevation and a radiator and a door off opens to the bathroom.

Bedroom Two

11'10" x 10'10"

Window to the front elevation, radiator.



Bathroom

Installed with the three-piece suite comprising a panel bath with thermostatic shower above, low-level WC, pedestal wash and basin, radiator and a built-in cupboard housing a gas Worcester combination boiler.



Externally

To the front of the property is a paved pathway and an external light to the side of the front door.

The rear garden is predominantly paved with an artificial lawn to the rear enclosed by a combination of brick walling and timber fencing. There is an outside light and outside water supply.

Services

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings

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

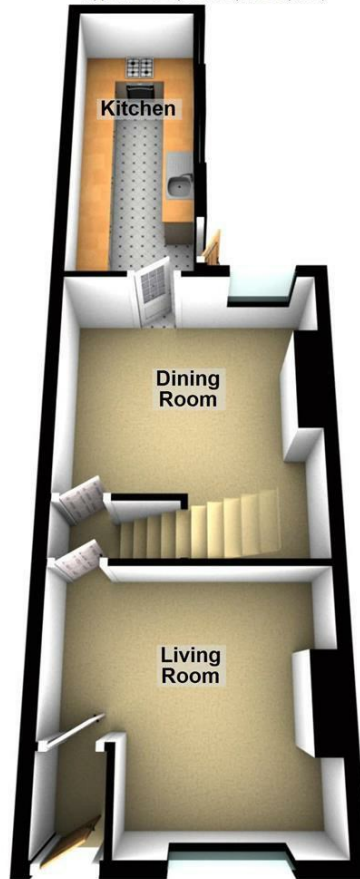
Hours of Business

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

Saturday - 9:00am - 4:00pm

Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 73.3 sq. metres (788.6 sq. feet)

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			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	