

Town & Country

Estate & Letting Agents

High Street, Southsea, Wrexham

£109,950



Available with the benefits of no onward chain this two bedroom terrace cottage in the centre of Southsea is ideally located for access to motorway networks, Wrexham city centre and a host of other day-to-day amenities. Benefiting from UPVC double glazing and gas central heating. The property in brief comprises of an entrance hall, an L-shaped through living/dining room, kitchen, bathroom and off the first floor landing two bedrooms and a cloakroom WC. Externally there is a small gravel to the front and a paved rear garden.

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EXTERNALLY FRONT

The external front of the property features a gravel forecourt.



EXTERNALLY REAR

The external rear of the property features a paved pathway with a patio area as well as an outside water supply.

ENTRANCE HALL

The property is entered through an opaque UPVC double glazed front door which opens to timber laminate flooring, stairs rising to the first floor accommodation and a stripped pine internal door opening to the living/dining room.



LIVING/DINING ROOM

22'4" x 12'1" max

The living/dining room features timber laminate flooring, windows that face the front and rear elevation, radiators, a storage cupboard and a stripped pine door opening to the kitchen.



KITCHEN

11 feet times 6'8"

The kitchen is installed with a lightwood grain effect wall base and drawer units complimented by stainless steel handles. The work surface space houses a stainless steel one and a half bowl sink unit and the integrated appliances include a stainless steel oven hob and extractor hood. Other features of the kitchen are space and plumbing for a washing machine, a partially tiled wall, a window that faces the side elevation, a UPVC double glazed door that opens to the rear garden and a internal stripped door that opens to the bathroom.



BATHROOM

7'4" x 4'8"

The bathroom is installed with a panel bath and shower extension, a low level W/C, a chrome heated towel rail, fully tiled walls, an opaque window that faces the side elevation and a panelled ceiling with recessed downlights.

FIRST FLOOR LANDING

The first floor landing features access to the loft and stripped pine internal doors opening to both bedrooms and to the cloakroom WC.



BEDROOM ONE

10'4" x 11'1"

The room features a window that faces the front elevation, a radiator and built-in wardrobe.



BEDROOM TWO

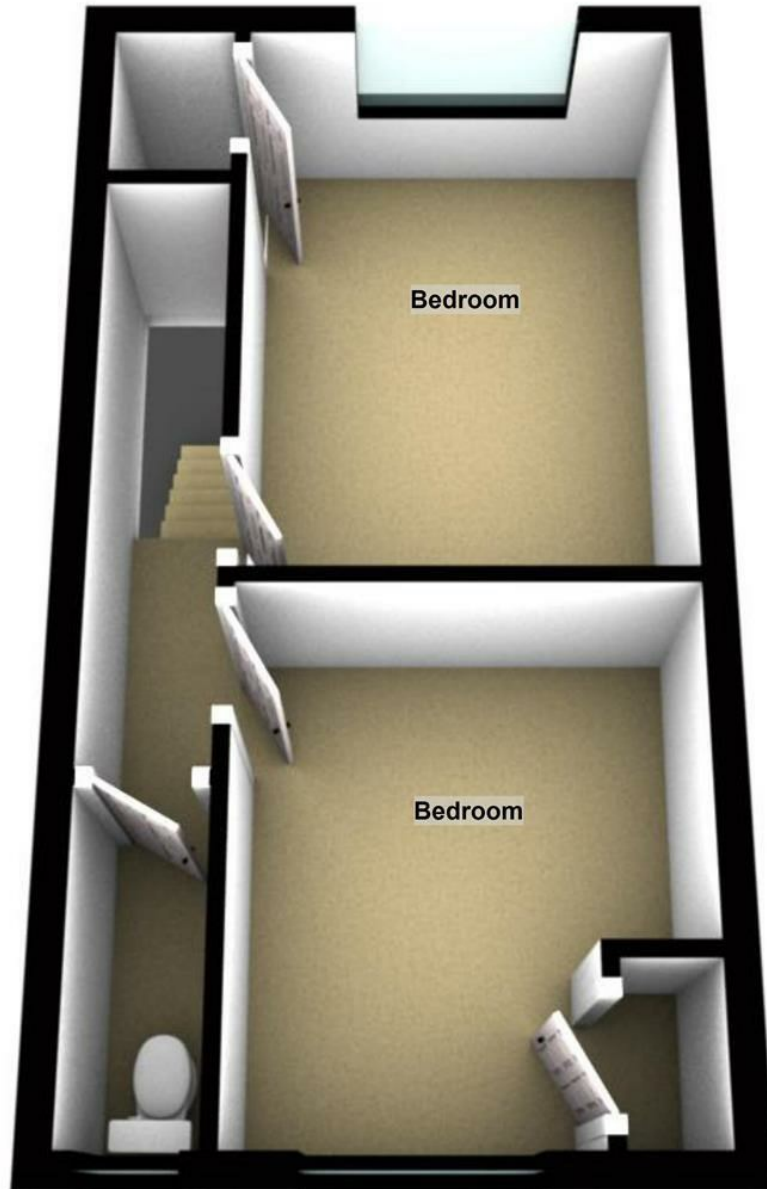
8'2"×10'1"

This room has a window that faces the rear elevation, a radiator and a built in double door storage cupboard housing a recently installed gas combination boiler.

CLOAKROOM W/C

The cloakroom W/C features a low level W/C and a tiled splashback.

First Floor



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 