

Town & Country

Estate & Letting Agents

Salop Mews, Overton

£190,000



An excellent opportunity to purchase a very spacious two/three bedroom end-terrace property situated in a semi-rural location. The property comprises; lounge, kitchen/breakfast room, utility, conservatory and W/C on the ground floor, with two bedrooms, office and bathroom on the first floor. Externally is a block paved driveway with garage to front, and paved patio to rear. Viewing highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

Door to front entrance into:

Lounge

16'0" x 12'10"

Understairs storage. Laminate flooring. Double glazed window to front. Radiator.

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Kitchen/Breakfast Room

13'7" x 9'10"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer. Integrated oven, gas hob, separate grill and extractor hood over. Space for fridge-freezer. Localised wall tiling. Cupboard housing Combi boiler. Tiled flooring. Double glazed window to front. Radiator.

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Utility Room

Fitted with wall and base units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Localised wall tiling. Tiled flooring. Plumbing for washing machine. Double glazed window to rear.

Conservatory

12'1" x 8'0"

Double glazed window panels. Double glazed French doors to rear. Tiled flooring. Radiator.

Downstairs W/C.

Low level W/C. Wash hand basin. Localised wall tiling. Tiled flooring. Double glazed window to rear. Radiator.

Landing

Loft access. Radiator. Doors to:

Bedroom One

12'11" x 11'5"

Substantial built-in wardrobes.

Additional built-in storage. Double glazed window to front. Radiator.

Bedroom Two

11'0" x 9'10"

Double glazed window to front and rear. Radiator.

Home Office

5'9" x 5'0"

Double glazed window to rear. Radiator.

Bathroom

Low level W/C. Pedestal wash hand basin. P-shaped panel enclosed bath. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to rear.

Garage

Outside

Block-paved driveway to front with a single detached garage providing ample off road parking. Paved patio to rear.

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) 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	