

Town & Country

Estate & Letting Agents

Gloucester Drive, Wrexham

£229,950



Sitting on a fan shaped plot with a large frontage this 1930s three bedroom semi detached home is ideally situated for easy access to the city centre, local motorway networks and a host of day-to-day facilities benefiting from UPVC double glazing along with . The property in brief comprises an entrance hall, living room, dining room and kitchen and off the first floor landing is access to all three bedrooms and a four piece bathroom suite. Externally the property's large frontage is promptly laid to the lawn with ample off-road parking and gated side access to the rear of the property and a single garage.

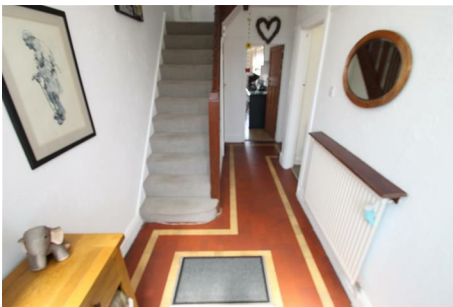
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Externally Front

The property sits on a fan shaped plot with a large frontage. Double timber gates open to ample off-road parking positioned to the side of the main residence and between two predominantly large lawns enclosed by a combination of hedging and fence panels. To the side of a property a timber farmhouse style gate opens to the rear garden and access to the garage.



Entrance Hall

16'9 x 6'

UPVC double glazed front door opens to red quarry tile flooring, with radiator, stairs off rising to the first floor accommodation with a cupboard below and cloakroom WC

Cloakroom WC

Housing a low-level WC, fully tiled walls and an opaque window to the side elevation.



Living Room

13'8 x 11'1

With a radiator, a bay window facing the front elevation and featuring a living flame gas fire set within a ceramic tile fireplace with an original Adam style surround.



Dining Room

12'2 x 10'5

Utilised by the current vendor as a second sitting room, there is a radiator, a patio door opening to the rear garden and an open cast iron fireplace with a light oak Adams style surround.



Kitchen

18'6 x 7'

The kitchen is fitted with a range of

lightwood grain wall, base and drawer units complimented by stainless steel handles. Worksurface space incorporating a breakfast bar and housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Space and plumbing for a washing machine and dishwasher, space for cooker, two windows to the side elevation and one to the rear elevation, a wall mounted Worcester gas combination boiler, radiator and UPVC double glazed door opening to the rear garden.



First Floor Landing

With a window facing the side elevation, doors off to all three bedrooms and the four piece bathroom suite.



Bedroom One

13' x 8'8

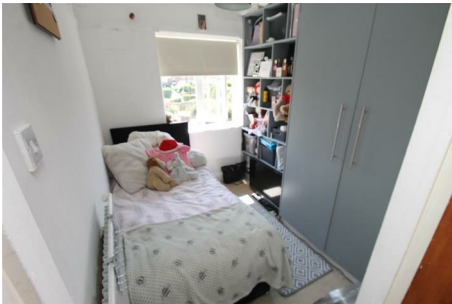
With bay window facing the front elevation, exposed floorboards, a radiator and range of fitted wardrobes with three sliding doors one of which has a mirror insert.



Bedroom Two

12'8 x 8'8

Having a window facing the rear elevation, and exposed floorboards, radiator and fitted floor to ceiling wardrobes.



Bedroom Three

8'2 x 6'9

With a window facing the front elevation, a radiator, fitted double wardrobes and range of shelving.



Bathroom

Installed with a semi sunken bath, a separate shower enclosure with electric shower, a low-level WC, pedestal wash hand basin, radiator, tiled walls with laminate flooring and opaque windows facing the rear and side elevations.



Rear Garden

The rear garden is relatively low maintenance being predominantly paved with a slate chipping and feature palm tree, outside lighting and water supply and giving access to the detached garage.

Garage

Detached prefabricated garage with up and over garage door and single glazed window to the side elevation.

Services

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

Tenure: Freehold

Council Tax:

Viewings

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

To Make an Offer

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

Mortgage Advice

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England & Wales	EU Directive 2002/91/EC	

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.