

Town & Country

Estate & Letting Agents

Smithfield Street, Holt

£165,000



A well presented two bedroom terraced property situated in the popular and sought after village location of Holt. The property comprises; entrance, lounge, kitchen and bathroom on the ground floor, with two bedrooms on the first floor. Externally are lawned gardens to front and rear.

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

TEL: 01978 291345

Entrance

Double glazed door to front entrance porch. Double glazed window to side x2. Tiled flooring.

Lounge

15'4" x 13'9"

Wood burner with feature surround. Laminate flooring. Sash window to front. Radiator.

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Kitchen

15'5" x 6'4"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer with mixer tap. Integrated oven, grill, five ring burner hob and extractor hood over. Space for fridge-freezer. Plumbing for washing machine and dishwasher. Tiled flooring. Sash window to front. Radiator.

Rear Hallway

Tiled flooring. Double glazed door to rear.

Bathroom

10'4" x 7'10"

Low level W/C. Pedestal wash hand basin. Corner spa bath. Walk-in shower cubicle. Tiled flooring. Localised wall tiling. Double glazed window to rear. Radiator.

Landing

Wooden flooring. Doors off to:

Bedroom One

15'5" x 10'6"

Loft access. Cupboard housing Worcester combi boiler. Sash window to front. Radiator.

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Bedroom Two

7'5" x 6'6"

Sash window to rear. Radiator.

Outside

Lawned garden and yard area 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.

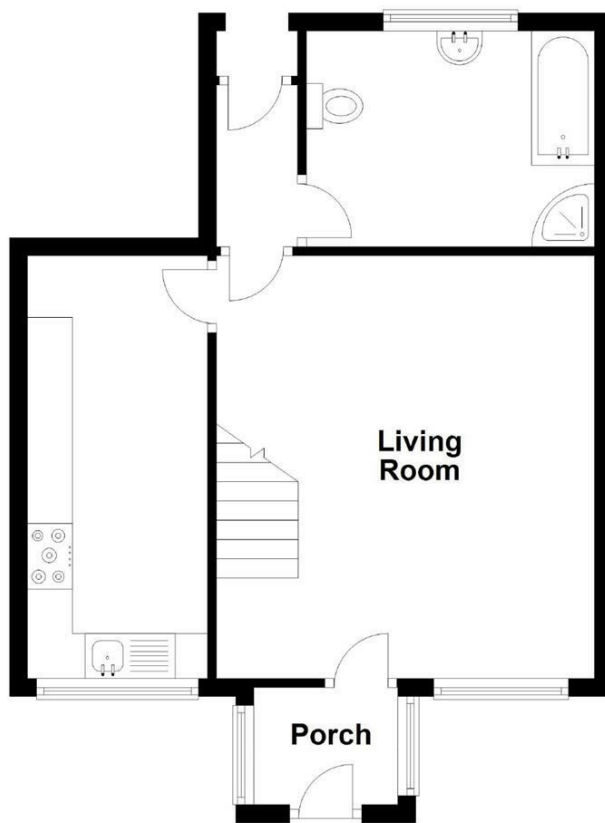
Hours of Business

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.



Ground Floor

Approx. 42.4 sq. metres (455.8 sq. feet)

Total area: approx. 66.9 sq. metres (720.3 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 |
| 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 | | |
| England & Wales | | EU Directive 2002/91/EC |