

7 Victoria Road, Wrexham, Wrexham, LL13 7SA
£265,000 MW46457



DESCRIPTION: Situated in a popular and convenient location is substantial end terrace property which is currently used as a HMO and provides an ideal investment property with accommodation to briefly comprise entrance vestibule, entrance hall 3 ground floor bedrooms, kitchen, wc and shower room and to the first floor there are a further 4 bedrooms, shower room and wc. The accommodation is complimented by electric heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear. **VIEWING HIGHLY RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D:**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

NOTE: Prospective purchasers should contact the agents Wrexham office for further details of the current income levels the property is generating and copy of the current HMO licence.

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, turn left and continue to the traffic lights turning right and left into Bradley Road. Continue over the roundabout and through the traffic lights onto Victoria Road and the property will be noted on the right hand side via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Electric heating installed with Dimplex radiators fitted to all the main rooms.

ENTRANCE VESTIBULE: UPVC front entrance door.

ENTRANCE HALL: Under stairs storage. Stairs rising to first floor.

BEDROOM 1 (DOWNSTAIRS) 13' 9" x 13' 8" (4.19m x 4.17m) Dimplex electric wall heater. Tv point. Fitted wall and base units with stainless steel sink unit.

BEDROOM 2 (DOWNSTAIRS) 13' 6" x 12' 8" (4.11m x 3.86m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

KITCHEN: 11' 4" x 10' 5" (3.45m x 3.18m) The kitchen is fitted with wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Plumbing for automatic washing machine. Door leading to rear of property.

WC Fitted low level wc and wash hand basin.

SHOWER ROOM: Tiled floor. Fitted shower enclosure with fitted shower.

BEDROOM 3 (DOWNSTAIRS) 13' x 10' 4" (3.96m x 3.15m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

STAIRS AND LANDING: Doors leading off to bedrooms, shower room and wc.

BEDROOM 4 (FIRST FLOOR) 11' 5" x 10' 8" (3.48m x 3.25m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

BEDROOM 5 (FIRST FLOOR) 13' 8" x 12' 9" (4.17m x 3.89m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

BEDROOM 6 (FIRST FLOOR) 14' x 13' 9" (4.27m x 4.19m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

BEDROOM 7 (FIRST FLOOR) 10' 6" x 8' 9" (3.2m x 2.67m) Dimplex electric radiator. Fitted wall and base units with stainless steel sink unit. Tv point.

WC Fitted low level wc and wash hand basin.

SHOWER ROOM: Fitted shower enclosure with fitted shower. Tiled walls.

OUTSIDE: To the front of the property there are low maintenance gardens which are paved and to the rear there are again low maintenance gardens which comprise an enclosed yard area , pedestrian access with further garden area beyond.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		