Cavendish
RESIDENTIAL

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Grosvenor Street

Mold, Flintshire CH7 1EJ

Price
£130,000

NO ONWARD CHAIN A substantial four bedroom period town house (former surgery) with planning consent for conversion into two self-contained flats. Forming part of this imposing row of terraced properties within this mixed commercial/residential area convenient for the town centre and local amenities. The property is in need of repair and modernisation, and provides scope for a variety of uses, subject to any necessary consents. In brief comprising: reception hall, three reception rooms, kitchen, cellar, first floor landing, four bedrooms and bathroom. Enclosed courtyard garden to the rear. Gas fired central heating.

LOCATION
Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

PLANNING PERMISSION
Planning permission was granted by Flintshire County Council, Application Ref: 052217, for the 'Conversion of surgery to2No flats' on 12th August 2014. A copy of the consent with conditions and proposed plans can be viewed on the Flintshire County Council Planning web portal.

THE ACCOMMODATION
UPVC double glazed front door to:

RECEPTION HALL
Spindle staircase to the first floor with access beneath to the cellar. Radiator and electricity meter cupboard.

LOUNGE
4.62m into bay x 3.96m (15'2" into bay x 13'0")
Double glazed bay window to the front, tiled fireplace (blocked off), telephone point and radiator.



DINING ROOM
3.91m x 3.45m (12'10" x 11'4")
Window to the rear elevation, telephone point and radiator. Opening to:



BREAKFAST ROOM
3.48m x 2.74m (11'5" x 9'0")
Window to the side elevation and radiator. Gas wall heater. Door to:

KITCHEN
2.79m x 2.41m (9'2" x 7'11")
Range of white fronted base cupboards with wood effect work tops and inset wash hand basin. Wall mounted gas fired boiler, window, radiator and UPVC exterior door.



CELLAR

FIRST FLOOR LANDING

BEDROOM ONE
3.96m x 3.20m extending to 3.66m (max) (13'0" x 10'6" extending to 12'0" (max))
Double glazed window to the front, tiled fireplace and hearth with built-in cupboard into alcove, wash basin with cupboard beneath, telephone point and radiator.



BEDROOM TWO
4.14m (max) x 3.94m (13'7" (max) x 12'11")
Double glazed window to the rear, range of white fronted base and wall units to one wall with matching work tops and inset sink unit with tiled splash back. Telephone point and double panelled radiator.



BEDROOM THREE
3.12m x 2.29m (10'3" x 7'6")
Double glazed window to the front, telephone point and radiator.

BEDROOM FOUR
3.51m x 2.77m (11'6" x 9'1")
Double glazed window to the side elevation, radiator, gas wall heater and internal door to:



BATHROOM
2.41m x 2.77m (7'11" x 9'1")
Comprising cast-iron bath, wash basin with cabinet beneath and wc. Airing cupboard with hot water cylinder tank, double panelled radiator and double glazed window.



OUTSIDE
Small front garden area with loose slate chippings, brick walling and decorative railings. Shared pathway to the right hand gable leads through to the rear.

REAR GARDEN
Enclosed courtyard style garden with brick walling, paved areas, outside wc (not in use) and outside light.





COUNCIL TAX
Filntshire County Council - Council Tax Band D.

DIRECTIONS
From the Agent's Mold office proceed along Wrexham Street, and take the first left into Grosvenor Street, whereupon the property will be found on the left hand side.

PRIORITY INVESTOR CLUB
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/ david.adams@cavendishrentals.co.uk.

VIEWING
By appointment through the Agent's Mold Office 01352 751515.
FLOOR PLANS - included for identification purposes only, not to scale.
DCW/JF



FLOOR PLANS



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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