



## Vernon Street, Wrexham LL11 2LN

### £94,950

A fantastic opportunity to purchase a two bedroom terraced property situated close to Wrexham town centre. The property offers gas central heating, a spacious open plan lounge/dining room, galley kitchen, down stairs bathroom, two double bedrooms and would make an ideal first time or investment purchase. Conveniently located in the centre of Wrexham there are a wealth of local amenities close to hand as well as good access to major roads out of the town centre.

- TWO BEDROOM MID TERRACE
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- CONVENIENT LOCATION CLOSE TO WREXHAM TOWN CENTRE
- REAR GARDEN
- uPVC DOUBLE GLAZING



## Lounge/Dining Room

7.19m x 3.61m max (23'7" x 11'10" max)

uPVC front door, entrance carpet, door to lounge with laminate flooring, windows to front and rear, gas fire with contemporary hearth and surround, under stairs storage cupboard stairs to first floor and door to kitchen.

## Kitchen

2.66 x 2.40 (8'8" x 7'10")

Range of wall drawer and base units, laminate worktop over, space for white goods, stainless sink/drain, tiled splash back, window to side, door to bathroom, external door to side.

## Bathroom

1.44 x 2.48 (4'8" x 8'1")

White hand wash basin, w.c and panel bath with shower from taps, tiled flooring, window to side and extractor.

## Master Bedroom

3.63 x 3.61 max (11'10" x 11'10" max)

Laminate flooring and window to front.

## Bedroom Two

3.39 x 2.79 (11'1" x 9'1")

Carpeted flooring, window to rear, built in storage cupboard.

## Outside

Front gate, path to front door, gravel area to side. rear courtyard, gate to rear access leading to rear garden with fencing to sides.

## Additional Information

Gas Central Heating and uPVC double glazing.













Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

