

# Town & Country

Estate & Letting Agents

Hampden Road, Wrexham

£123,000



Two-bedroom terraced property close to Wrexham town centre, offered with no onward chain and benefiting from gas central heating and UPVC double glazing. The accommodation includes a sitting room with archway to the living room, kitchen, dining room with French doors, two bedrooms, and a three-piece bathroom. Externally, there is a front forecourt and a generous south-facing rear garden.

\*\* NO ONWARD CHAIN \*\*

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

Ideally located for easy access to Wrexham town centre, this two-bedroom terraced property is offered for sale with no onward chain. The property benefits from gas central heating and UPVC double glazing and comprises an entrance hall, sitting room with archway to the living room, kitchen, and dining room with French doors opening onto the rear garden. To the first floor are two bedrooms and a three-piece bathroom suite. Externally, there is a small forecourt to the front and a generous, south-facing rear garden.



## LOCATION

Ideally situated for easy access to Wrexham town centre, the property is conveniently positioned close to a range of local shops, schools, and everyday amenities, as well as excellent road links for commuters.

## ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door, opening into the entrance hall with ceramic tiled flooring, radiator, stairs rising to the first-floor accommodation, and a door leading to the sitting room.



## SITTING ROOM

11'6 x 9'3

Featuring wood-grain effect laminate flooring, an under-stairs storage cupboard with lighting, a window to the rear elevation with a radiator beneath, a door leading to the kitchen, and an open archway through to the living room.



## LIVING ROOM

11'9 x 9'3

With a continuation of the wood-grain effect laminate flooring, an Adam-style fireplace, and a window to the front elevation with a radiator below.



## KITCHEN

7'4 x 6

Fitted with contrasting wall and base units—light wood-grain effect to the lower level and gloss white to the upper—complemented by stainless steel handles. Work surfaces incorporate a

stainless steel single drainer sink with mixer tap and tiled splashback.

Integrated appliances include a stainless steel double oven, hob, and extractor hood, with space and plumbing for a washing machine. Finished with ceramic tiled flooring, a window to the side elevation, and an opaque UPVC double-glazed door. An archway leads through to the dining room.



## DINING ROOM

12'5 x 8'2

With ceramic tiled flooring continued from the kitchen, a radiator, a window to the side elevation, and French doors opening onto the rear garden.

## FIRST FLOOR LANDING

With access to the loft and doors leading to both bedrooms and the bathroom.



## BEDROOM ONE

12 x 11'2

With wood-grain effect laminate flooring, fitted wardrobes and overhead storage cupboards, a radiator, and two windows to the front elevation.



## BEDROOM TWO

11'8 x 7'2

With a window to the rear elevation and a radiator beneath.

The rear garden is laid mainly to lawn and enclosed by low brick walls and timber fencing. A right-of-way gate provides access, and the garden enjoys a predominantly sunny, southerly-facing aspect.

## Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

## 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.**



## BATHROOM

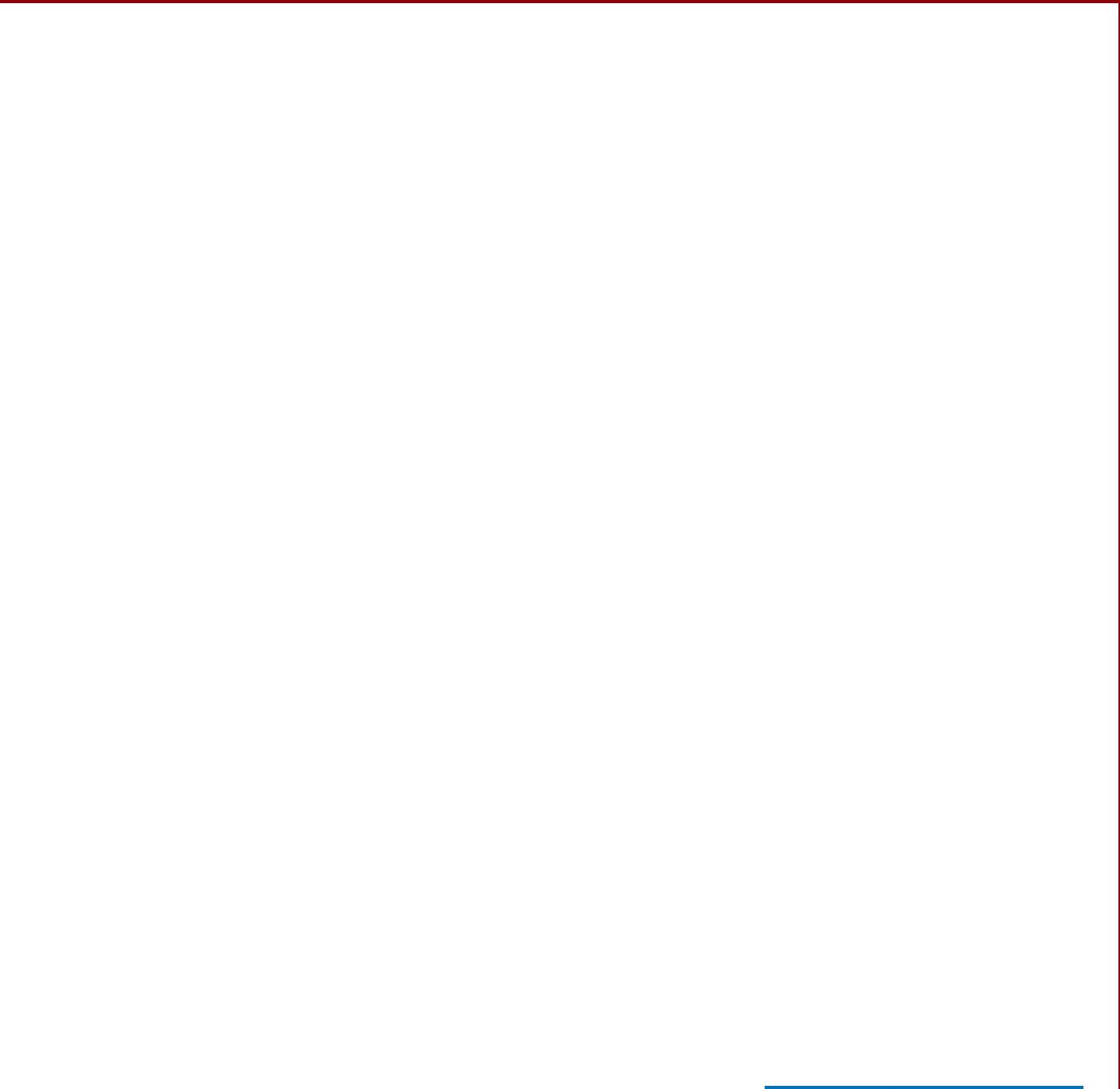
8'3 x 6

Installed with a white three-piece suite comprising a panelled bath with mixer tap and shower attachment, low-level WC, and pedestal wash hand basin. Finished with partially tiled walls, a radiator, and a Worcester gas combination boiler.



## EXTERNALLY

To the front of the property is a small forecourt with a quarry-tiled pathway leading to the front door.



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	70	81
(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	