

Asking Price £210,000

2 Bedrooms 1 Bathroom

3 Deva Terrace, School Lane,
Overton, Wrexham LL13 0ET

BOWEN

PROPERTY SINCE 1862

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General Remarks

Most conveniently situated for the day to day amenities of this popular village, the spacious cottage terrace is available with NO UPWARD CHAIN. The property retains many original character features including fireplaces and doors and offers a spacious and modern fitted kitchen having integrated appliances. There are two double bedrooms, two reception rooms and a useful ground floor cloakroom/ utility. The bathroom is finished in white having a shower, whilst externally there is a long garden with storage outbuilding.



Accommodation

On The Ground Floor:

Entrance Hall: 14' 11'' x 4' 2'' (4.55m x 1.27m) Approached through a traditional four-panel solid door having glazed reveal above. Radiator. Smoke alarm.

Lounge: 11' 11'' x 11' 9'' (3.64m x 3.58m) A beautifully proportioned room with open fireplace having period fire surround and quarry tiled hearth. Radiator. Television aerial point. Telephone point. Traditional sash window. Ceiling spot-lights. Picture rail. Original four-panel door. Carbon monoxide alarm.

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 12' 1'' x 11' 11'' (3.69m x 3.64m) Open fireplace having period fire surround and quarry tiled hearth. Radiator. Television aerial point. Original four-panel door. Period fitted cupboards to chimney breast recess. Ceiling spot-lights. Traditional sash window. Diagonal open arch to:

Kitchen: 17' 2'' x 8' 1'' (5.24m x 2.46m) Fitted with a range of laminate beech-effect fronted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards including integrated dishwasher set beneath laminate marble-effect topped work surfaces. Separate range of base and wall cupboards with base units having built-in electric stainless steel finished oven and grill having four-ring stainless steel finished gas hob with concealed cooker hood above. Integrated refrigerator and freezer. Understairs storage cupboard off. Heat detector. Ceiling spot-lights. Part glazed back door. Radiator.

Cloakroom and Utility: 8' 0'' x 4' 0'' (2.43m x 1.21m) Fitted with a modern two piece suite finished in white comprising close flush w.c. and corner wall mounted wash hand basin. Velux-style roof-light. Space with plumbing for automatic washing machine. Fitted double storage cupboard. Double glazed window. Ceiling spot-lights. Radiator.

On The First Floor:

Landing: 11' 11'' x 5' 8'' (3.62m x 1.73m) Radiator. Loft access-point. Smoke alarm. Ceiling spot-lights.

Bedroom 1: 15' 3'' x 12' 0'' (4.66m x 3.67m) Fitted period fireplace. Two traditional windows. Television aerial point. Radiator. Telephone point. Ceiling spot-lights.

Bedroom 2: 11' 11'' x 9' 1'' (3.63m x 2.78m) Fitted period fireplace. Radiator. Television aerial point.

Bathroom: 9' 5'' x 7' 11'' (2.86m x 2.42m) Fitted with a three piece suite finished in white comprising close flush w.c., pedestal wash hand basin and panelled bath having thermostatic shower fitted above and having glazed shower screen. Full tiling to shower area. Airing cupboard off containing wall mounted gas-fired central heating boiler. Chrome finished heated towel rail. Fitted carbon monoxide detector.

Outside: To the front elevation there is a period-style forecourt with gated pedestrian pathway to the front door. At the rear there is a traditional yard leading to a long garden having raised Deck at the rear together with traditional Outhouse/Former WC.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Main" gas-fired boiler situated in the airing cupboard.

Tenure: Freehold with full Vacant Possession available upon Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

Council Tax Band: The property is valued in Band "D".



















Directions: Leave Wrexham on the A525 Whitchurch Road continuing to the village of Marchwiel, at which take the right-hand turning (by the Church) signposted Overton. Continue through the countryside and at the roundabout by The Plassey continue straight across. Continue ahead passing over the Dee Bridge by The Cross Foxes Public House and continue, ascending the hill into the village of Overton. Upon arriving in the village pass into the speed de-restriction signs and after passing the alms houses on the left-hand side, take the left-hand turning signposted Bangor on Dee. Take the first turning right onto School Lane, when the property will be observed on the left-hand side.

From Ellesmere. Leave Ellesmere on the A528 Grange Road continuing for approximately 5 or so miles into the village of Overton on Dee. At the junction with the Penley Road continue straight across onto School Lane. Travel almost the whole length of School Lane, when the property will be observed on the right-hand side.

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