



**Garden Cottage
Wrexham Road
New Broughton
Wrexham
LL11 6YF**

Offers in Excess of £170,000

bettermove

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Bettermove are proud to present this 2 bedroom detached bungalow in New Broughton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The property is currently tenanted and can be sold vacant on possession. Rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, 2 bedrooms and the family bathroom on the ground floor. The exterior boasts a front garden, perfect for enjoying the summer months.

Located in the popular village of New Broughton, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from the A483, Wrexham General Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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