



### 3 bed terraced house to buy in

Wellington Road, Rhyl, Denbighshire, LL18 1LH

**£150,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three Bedrooms
- ✓ Terrace Property
- ✓ Sold With Tenant In Situ
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

We are pleased to offer for sale via auction this three bedroom property which offers excellent living accommodation the property is located in a popular and convenient locality. The property briefly comprises of the hallway, lounge, kitchen to the ground floor, three bedrooms and the house bathroom to the first floor.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Terraced House

Parking: On Street

Year built: 1970

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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