

TO LET

23a Church Street, Bishops Castle, Shropshire, SY9 5AD

Halls 1845



TO LET

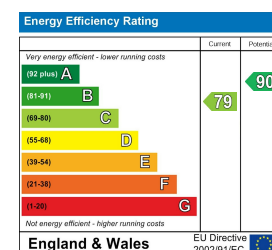
£800 per calendar month

23a Church Street, Bishops Castle, Shropshire, SY9 5AD

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A recently converted terrace cottage presented in excellent order and offering stylish and contemporary accommodation of 2 double bedrooms, bathroom, shower room, mezzanine attic room, hall and open plan living room and modern kitchen. No garden but wood store. Conveniently located just off the main street off the town.



01588 638 755

Bishops Castle Sales

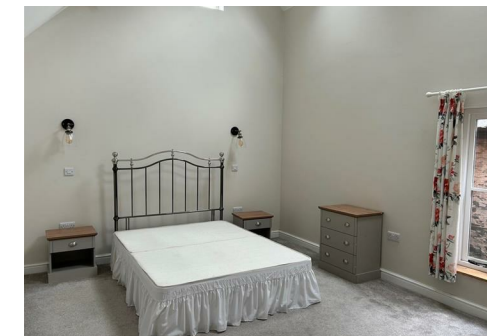
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
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1 Reception Room



2 Bedrooms



1 Bathroom, 1 Shower Room



- A superior residential conversion
- 2 Double bedrooms
- En-suite shower and main bathroom
- Spacious open plan living room/kitchen
- Well equipped and modern kitchen
- Spacious mezzanine attic, home/office/hobby space
- No garden but bike/wood storage

GENERAL REMARKS

Converted to a high standard and standing on the corner of Union Street and Church Street is this fabulous mews style terrace house. Well presented in a contemporary style, it offers spacious 2 bedroom accommodation with en-suite shower and main bathroom, a well equipped modern kitchen which is open plan to the good sized living area which has a wood stove. To the top floor is a galleried mezzanine attic with plenty of space to use as a home office or hobby room. Whilst there is no garden or formal parking, there is a storage area for wood or bicycles.

SITUATION

It is located just off the main street within walking distance of all the amenities Bishops Castle has to offer. Ludlow and Shrewsbury are within comfortable driving distance.

From Union Street, a timber door with glazed light opens into:

ENTRANCE LOBBY

With brush mat footwell, stairs to first floor and door into the kitchen/diner/lounge.

KITCHEN/DINER

13'1 x 9'2" (3.99m x 2.79m)

With laminate wood floor, range of modern base and wall units inset with a stainless steel sink unit, dishwasher, four ring induction hob with electric oven below and cooker hood above, integrated fridge/freezer, plumbing for a washing machine and space for dining table and chairs, open plan to:

LOUNGE

17'7" x 12'0" (5.36m x 3.66m)

With laminate wood floor, wood burning stove, radiator, downlighting, understairs cupboard and door to small outside storage area for logs etc.

A carpeted staircase leads from the lobby to the First Floor.

LANDING

With fitted carpet, wall lights, understairs cupboard with hot water cylinder, immersion and electric boiler.

BEDROOM 1

14'4" x 13'1" (4.37m x 3.99m)

A double room with stable door to Juliet balcony. Windows to the street, fitted carpet, radiator, wall lights and wardrobe.

EN-SUITE

10'7" x 4'8" (3.23m x 1.42m)

With walk-in shower, white WC and wash basin, tiled floor, chrome radiator and part wall tiling.

BEDROOM 2

14'5" x 11'8" (4.39m x 3.56m)

A large double room with vaulted ceiling, two roof lights, fitted carpet, radiator and spotlights.

BATHROOM

8'0" x 5'8" (2.44m x 1.73m)

With tiled floor, bath with shower over, WC, wash basin, chrome radiator, shaver point and part wall tiling.

MEZZANINE ATTIC ROOM

30'0" x 8'0" (9.14m x 2.44m)
(restricted head room at eaves)

Approached by carpeted staircase from the first floor, with fitted carpet, rooflights, radiator and gable window to Union Street.

TERMS

Rent - £800 per calendar month.
Deposit - 5 weeks rent
First months rent an deposit payable in advance.
No garden and inappropriate for pets or smokers.
Minimum six month assured shorthold tenancy.
Council tax included in rent.

SERVICES

Mains water, electricity and drainage are connected.
Electric central heating and double-glazing are installed.

Note: None of the services have been tested by Halls.

VIEWING

Strictly through the Agents: Halls, 33B Church Street, Bishops Castle, SY9 5DA Telephone 01588 638755.
email: bishopscastle@halls.gb.com