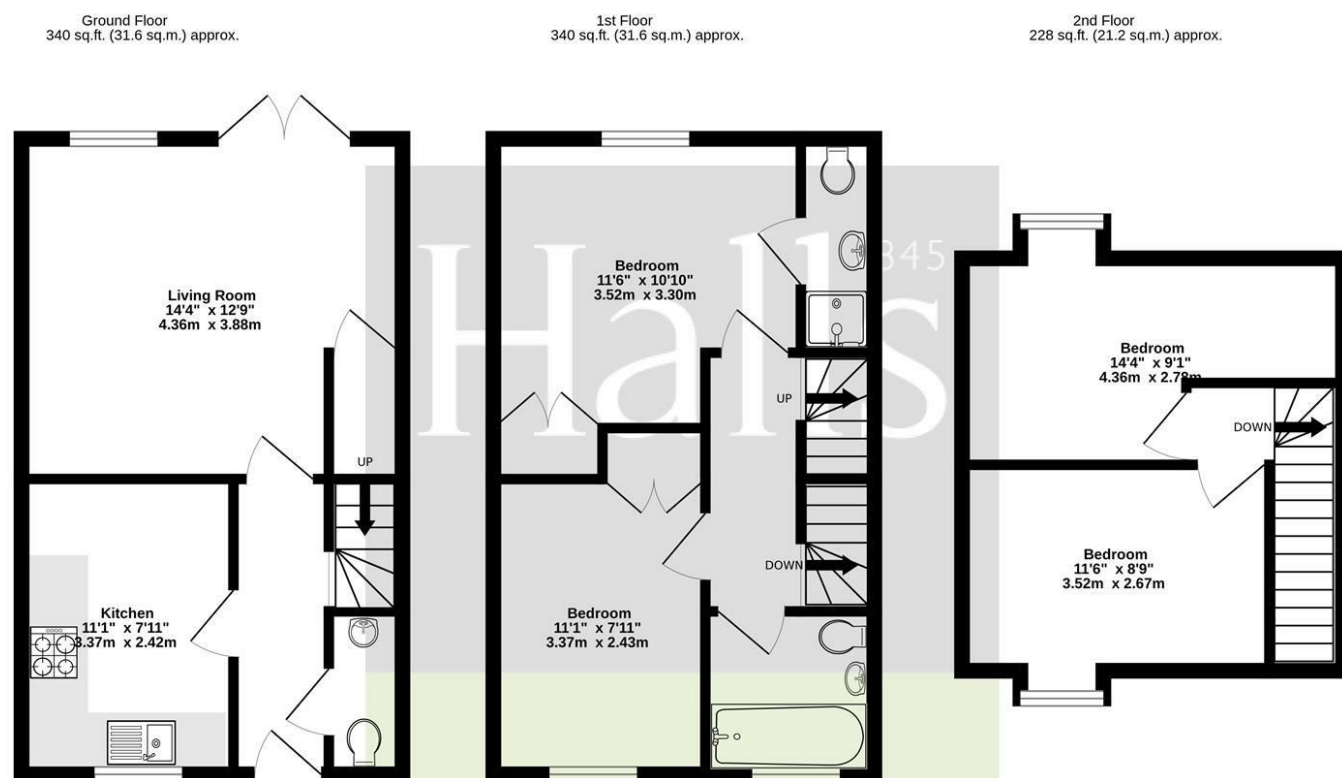
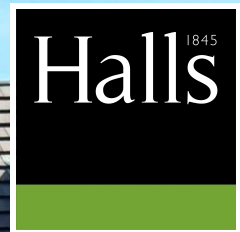


TO LET

60 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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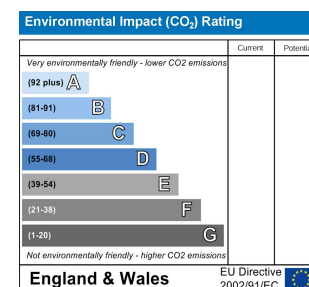
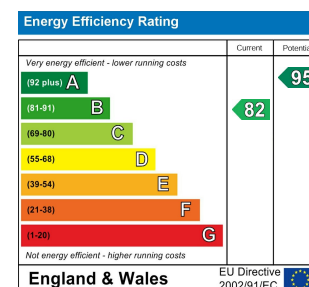
TO LET

£950 Per Calendar Month

60 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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.



A well presented mid-terrace four-bedroom family home benefitting from deceptively spacious living accommodation, easy-care rear gardens, and parking to the front, conveniently situated within a modern development on the perimeter of the popular village of Gobowen.



01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



onTheMarket.com



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01691 622 602

- Family Home
- Modern Property
- Well Presented
- Rear Garden
- Parking
- Popular Location

DESCRIPTION

60 Henry Robertson Drive is conveniently positioned within a well-regarded modern development on the perimeter of the village of Gobowen, which boasts an array of local amenities, including School, Convenience Store, Public House, Restaurants, Church, and a number of independent shops, alongside train station which offers easy access to the wider area. The property retains a useful proximity to the nearby towns of Oswestry and Ellesmere, both of which provide a wider range of facilities, including Supermarkets and Doctors surgeries, as well as cultural attractions, with the county centre of Shrewsbury lying around 30 minutes to the south by car.

The property provides a generous level of living accommodation all of which is smartly presented and positioned over three well-designed floor, with the ground floor comprising an Entrance Hall, Kitchen, Cloakroom, and Living/Dining Room, with, to the upper floors, four Bedrooms (the Master enjoying an En-Suite) and a family Bathroom.

To the rear of the property is a private and easily maintained garden which, at present, features an expanse of shaped lawn alongside a paved patio area, the latter offering opportunities for al fresco dining or sitting out, with, to the front, an allocated parking positioned immediately before the property.

W3W

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THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Cloakroom:
Kitchen: 3.37m x 2.42m
Living Room: 4.36m x 3.88m

- First Floor -
Master Bedroom: 3.52m x 3.30 (max)
En-Suite:
Bedroom Two: 3.37m x 2.43m
Family Bathroom:

- Second Floor-
Bedroom Three: 4.36m x 2.78m
Bedroom Four: 3.52m x 2.67m

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred. We anticipate being able to offer the property for an occupancy of circa 24 months.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band B on the local authority register.

SERVICES

We understand that the property benefits from mains water, gas, electric, and drainage.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

