

# TO LET 16 Bangor Road, Overton, Wrexham, LL13 0HB









- End of terrace 3-bedroom cottage set on the outskirts of Overton-on-Dee village
- Off road parking
- Garden at rear
- Available immediately
- Council Tax Band D
- EPC Rating 71C

RENT: £850 PER CALENDAR MONTH DEPOSIT: £975

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### **DESCRIPTION**

An unfurnished period three-bedroom, end-of - terrace cottage set on the outskirts of Overton-on-Dee village. The property has the benefit of a garden to the rear and gas central heating. Internal insulation has recently been fixed to the main rooms.

Off road parking is available.

### **ACCOMMODATION**

#### **Entrance Hall**

**Sitting Room** (10`4 x 9`) with fireplace and wooden floor.

**Dining Room** (10'4 x 9') with fireplace and tiled floor.

**Kitchen (17`8 x 5`)** and having Kitchen base and wall units and incorporating a hob with recesses for oven, washing machine and fridge.

**Bathroom (7°9 x 5°2)** with pedestal hand basin, WC, panelled bath and shower.

## **First Floor**

**Bedroom No 1** (17` x 11`4) with carpeted floor.

**Bedroom No 2** (10`10 x 8`7) with carpeted floor.

**Bedroom No 3** (14`3 x 7`9) with Carpeted floor.

# Outside

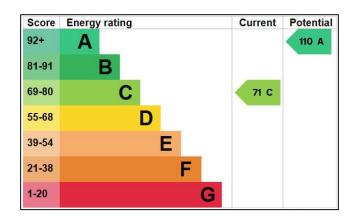
The garden to the rear (68` x 32`) has the benefit of a traditional building at the end of the building together with a steel shed closer to the house.

# **SERVICES**

We understand mains water, electricity and gas connected to the property.

#### **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Rating 71C.



# **COUNCIL TAX**

According to Wrexham Council website, the property is in Band D for Council Tax purposes.

#### **TENURE**

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

No smokers.

Pets welcome.

# **VIEWINGS**

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on admin@forgeproperty.co.uk

Agents Note: Photos and accommodation information supplied by Client.

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