

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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Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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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.

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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