

TO LET
19 Bangor Road, Overton, Wrexham, LL13 0HB



- 3-bedroom mid-terrace cottage set on the outskirts of Overton-on-Dee village
- Gas central heating
- Garden to rear
- Car parking roadside
- Available immediately
- Council Tax Band D
- EPC Rating 72C

RENT: £800 PER CALENDAR MONTH
DEPOSIT: £920

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

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DESCRIPTION

An unfurnished period three-bedroom, mid- terrace cottage set on the outskirts of Overton-on-Dee village. Internal insulation has been installed to the majority of the rooms thereby reducing heating costs further. It also has the benefit of a garden to the rear and gas central heating.

ACCOMMODATION

Ground Floor

Entrance Hall

Sitting Room - (10ft 4ins x 9ft) with stove and carpeted floor

Dining Room - (10ft 4ins x 9ft) with tiled floor.

Kitchen - (17ft 8ins x 5ft) and having a kitchen base and wall units together with recesses for washing machine and fridge.

Bathroom - (7ft 9ins x 5ft 2ins) with pedestal hand basin, WC, panelled bath and shower.

First Floor

Bedroom No 1 - (16ft 3ins x 10ft 7ins) with carpeted floor.

Bedroom No 2 - (14ft 9ins x 6ft 5ins) with carpeted floor.

Bedroom No 3 - (9ft 4ins x 7ft) with carpeted floor

Outside

The garden (68ft x 23ft) is situated to rear of the property and has a garden shed.



SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 72C, valid until 15th November 2032.

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.

Smokers and 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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