

**BOWEN**

PROPERTY SINCE 1862



Asking Price £130,000

8 Victoria Street, Ellesmere, SY12 0AB

🏠 2 Bedrooms

🚿 1 Bathroom



## 8 Victoria Street, Ellesmere, SY12 0AB



### General Remarks

Extended two-bedroom end terrace property. Conveniently located within walking distance of the town centre of the popular North Shropshire Market town of Ellesmere.

**Location:** Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.



### Accommodation

#### UpVC Partly Glazed Entrance Door:

**Living Room:** 13' 9" x 11' 11" (4.18m x 3.63m) Opening for former fireplace with timber lintel above, exposed beams to ceiling, recess under stairs and radiator.

**Dining Room:** 12' 10" x 5' 11" (3.90m x 1.81m) Exposed beams to ceiling, matching wall lights, radiator and built in storage cupboard with shelves.

**Kitchen:** 8' 10" x 6' 11" (2.70m x 2.10m) Tiled floor. Halogen spot strip light, exposed ceiling beams and dual aspect windows. Range of fitted matching wall and base units with worktop surface above, stainless steel sink unit and drainer, partly tiled walls, spaces for refrigerator/freezer and cooker. Radiator and extractor fan.

**Utility Room:** 6' 6" x 5' 1" (1.99m x 1.54m) Red tiled floor. Space and plumbing for washing machine, wall mounted 'Ideal Esprit Eco' gas boiler. Door leading to outside.

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Your home may be repossessed if you do not keep up repayments on your mortgage

**Separate WC:** Red tiled floor. Low level flush wc, corner wash hand basin and partly tiled walls.

**Spindle staircase to first floor landing area:** Wood panelling to part of the wall.

**Bedroom One:** 12' 10" x 12' 5" (3.90m x 3.78m) Built-in cupboards and built-in store cupboard. Wood panelling to one wall, radiator. Access to roof space.

**Inner Landing Area:** Built-in louvred door cupboard.

**Bedroom Two:** 11' 8" x 5' 5" (3.55m x 1.66m) Exposed timber beam and radiator.

**Fully Tiled Bathroom:** 8' 10" x 6' 11" (2.70m x 2.10m) Wood effect flooring, panel bath with shower above fed from mains, pedestal wash hand basin, low level wc, heated towel rail, shaving point and access to roof space.

**Outside:** Small cobbled area to the front of the property. An enclosed rear yard on two levels with patio area. Timber gate allowing access from the rear yard.

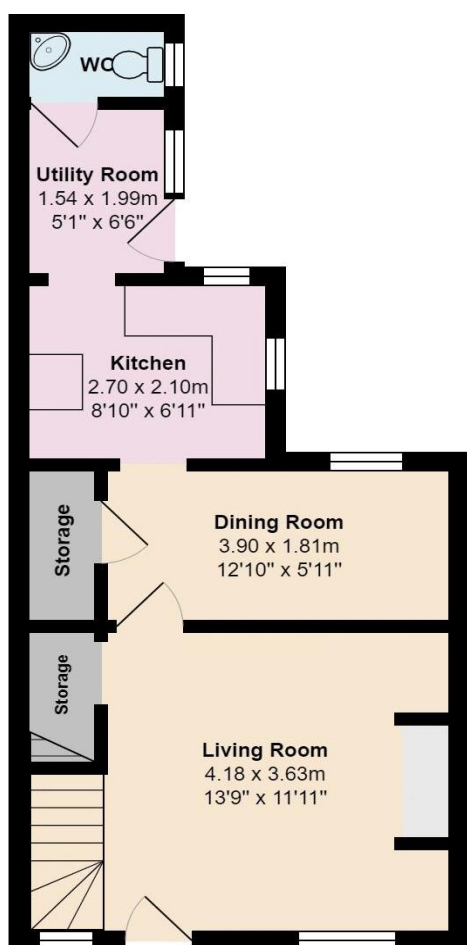
**Council Tax Band 'A' EPC 64|D:**

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

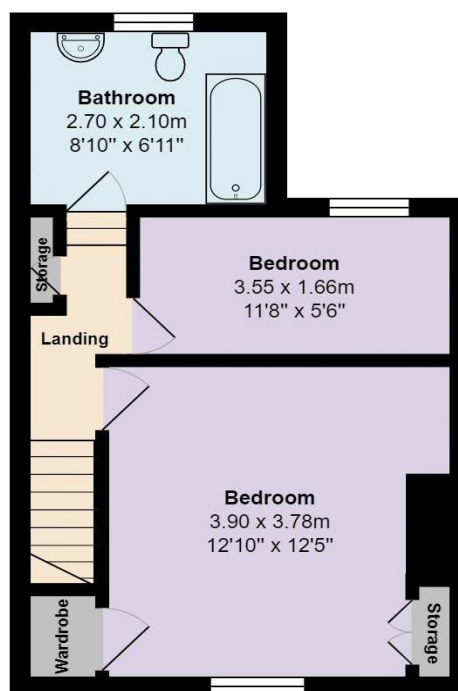
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Directions:** From the agent's office turn left and proceed along Scotland Street to the roundabout, take the second exit onto Victoria street. The property will be identified on the left handside by the agents for sale board.



**Ground Floor**



**First Floor**





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