



TO LET

£800 Per Calendar Month

29 Gambrell Avenue, Shropshire, SY13 1GT

**\*\*Under Application\*\*** A modern three bedroom end terraced house conveniently located for Whitchurch town centre. The property benefits from ensuite shower to the master bedroom, a rear garden, double glazed windows, gas fired central heating and two allocated parking spaces.



- 3 Bed End of Terrace
- Spacious Accommodation
- Garden with Patio Area
- Two Parking Spaces
- Close to Town Centre
- EPC Band C



1 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s

#### LOCATION

29 Gambrell Avenue is situated conveniently close to Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

#### ACCOMMODATION COMPRISES

The accommodation comprises entrance hall, cloakroom, kitchen, lounge, master bedroom with ensuite shower room, two further bedrooms and family bathroom. The property benefits from a rear garden, two allocated parking spaces, uPVC double glazing and gas fired central heating.

#### ENTRANCE HALL

With laminate flooring, radiator, stairs to landing, door to:-

#### CLOAKROOM

White suite with wash hand basin, low level WC, mirrored wall mounted cabinet, electric consumer box and radiator.

#### KITCHEN DINER 8'8 x 11'1 (2.64m x 3.38m)

Featuring a range of wood effect fitted base and wall units, electric oven and gas hob, extractor hood, stainless steel sink and drainer, space and plumbing for a washing machine, dishwasher and fridge freezer, laminate flooring, window to front aspect, gas fired boiler, radiator and tiled flooring.

#### LIVING ROOM 15'5 x 14'6 (4.70m x 4.42m)

Feature fireplace with electric fire, patio doors to rear garden, window, two radiators, under stairs storage cupboard, laminate flooring.

#### STAIRS AND LANDING

Loft hatch, airing cupboard with hot water cylinder.

#### BEDROOM ONE 9'2 x 11' (2.79m x 3.35m)

Window to front aspect, radiator, double width built in wardrobe, ensuite bathroom.

#### ENSUITE SHOWER ROOM

With white suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle with electric shower, extractor fan, radiator, towel rail and mirrored bathroom cabinet. tile effect vinyl flooring.

#### BEDROOM TWO 10'2 x 8'2" (3.10m x 2.49m)

Window to rear aspect, radiator.

#### BEDROOM THREE 7'2 x 7'1 (2.18m x 2.16m)

Window to rear aspect, radiator.

#### FAMILY BATHROOM

White suite comprising, low level WC, pedestal wash hand basin, panelled bath, part tiled walls, vinyl flooring, window to front aspect, extractor, radiator and towel rail, mirrored bathroom cabinet.

#### EXTERNALLY

The property benefits from an enclosed rear garden, patio area, shed, pedestrian access through a side gate to the right of the property. Two allocated parking spaces.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected.

#### TENANCY CONDITIONS

First months rent £800 and deposit £920 paid in advance.

Sorry no smokers or pets permitted.

The property is let on an unfurnished basis.

#### COUNCIL TAX

Local authority is Shropshire Council. Council tax band B.

#### DIRECTIONS

From Brownlow Street turn into Talbot Street, take the second left turn into Egerton Road, take the first right turn into Gambrell Avenue where the property will be found on the left hand side.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

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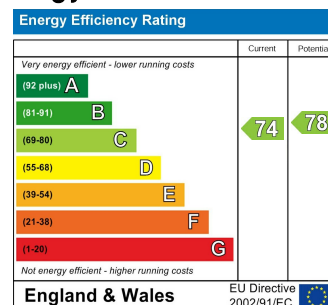
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8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
Email: whitchurchlettings@hallsgb.com

## Energy Performance Ratings



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