

**TO LET****£975 Per Calendar Month**

12 George Street, Whitchurch, Shropshire, SY13 1NY

This is a spacious terraced family home within easy reach of the centre of Whitchurch. The property comprises entrance hall, large living room, kitchen/diner, store, rear hall and W.C. To the 1st floor are 4 spacious bedrooms and a family bathroom. There is a drive for 1 car with additional on street parking. There is a garden to the front and an enclosed garden to the rear. The property is available from Mid December.



- Spacious Modernised Terraced Home
- Available Early December
- Hall, Living Room, Kitchen/Diner
- Rear Hall, Cloaks with W.C
- Four Bedrooms, Bathroom
- Parking Space & Gardens



1 Reception Room/s



4 Bedroom/s



1 Bath/ shower room/s

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be marketing 12 George Street for rent.

This modernised and well presented mid terraced house will be ready for occupation in early December. The property offers spacious accommodation and comprises entrance hall, living room, kitchen / diner with a newly fitted kitchen with a wide range of cupboards, work top surfaces, drainer sink unit, electric oven and hob and space and plumbing for a washing machine. Off the kitchen is a very useful storage cupboard. There is also a rear entrance hall and a door into the cloakroom with W.C.

The stairs ascend from the entrance hall to the 1st floor landing. There are three double bedrooms and a large single bedroom all with double glazed windows. There is a modern family bathroom and the house has gas fired heating. To the front is a parking space and front garden. There is a shared alleyway between the property and the neighbouring house which gives access to the garden. The rear garden is laid to lawn with surrounding flower border.

Directions & What 3 Words

From the centre of Whitchurch drive up Talbot Street and at the top just before the builder yard turn left into Egerton Road and follow the road for about 400 metres and turn right into George Street and the property is located on the left hand side after about 150 metres.

What 3 Words Code - ///quitter.flask.dialects

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WHL 0458 041125

Council Tax - Shropshire

The current Council Tax Band is 'B' on the Shropshire Council Register.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

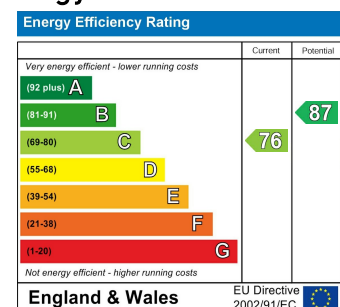
Tenancy Conditions

Rent £975 per calendar month and the deposit is £1,125
First month's rent and deposit payable in advance
Sorry no smokers. Pets considered
The property is to be let on an unfurnished basis.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



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