

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £800

22 Brook Lea Close, Trefonen

 3 Bedrooms

 1 Bathroom



## 22 Brook Lea Close, Trefonen, Oswestry, Shropshire, SY10 9DA



### Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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### General Remarks

Three bedroom semi-detached property  
Within the popular village of Trefonen  
Off road parking and enclosed garden  
Oil central heating and double glazing  
Holding deposit of £184.00  
Deposit of £923.00

### Accommodation

**Entrance Porch:** 5' 3" x 2' 3" (1.609m x 0.697m) Tiled flooring.

**Entrance Hallway:** 8' 10" x 6' 9" (2.700m x 2.049m) Vinyl flooring with a radiator and stairs to the first floor.

**WC:** 2' 8" x 4' 10" (0.816m x 1.476m) Vinyl flooring, WC, wall heater.

**Living Room:** 16' 6" x 14' 8" (5.022m x 4.478m) Carpeted with two radiators, electric fireplace, under stairs storage cupboard and doors to the garden.

**Kitchen:** 8' 10" x 7' 7" (2.704m x 2.315m) Matching wall, base and drawer units, stainless steel sink unit, freestanding oven and hob, vinyl flooring and radiator.

**Stairs and Landing:** Carpeted stairs and landing.

**Bedroom One:** 12' 7" x 7' 9" (3.845m x 2.371m) Carpeted room with a radiator.

**Bedroom Two:** 12' 6" x 7' 9" (3.820m x 2.365m) Carpeted room with a radiator.

**Bedroom Three:** 7' 10" x 6' 7" (2.391m x 2.010m) Carpeted room with a radiator.

**Shower Room:** 6' 6" x 4' 4" (1.991m x 1.321m) Shower room with WC, wash hand basin, shower cubicle and heated towel rail.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Externally:** Enclosed rear garden with steps down to a further lawned area overlooking the fields beyond. Patio area and shed. To the front of the property is a driveway. with parking for one vehicle.

**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**EPC Rating 'D'(65):**

**Council Tax Band 'A':**

**Holding Deposit £184.00:**

**Deposit £923.00:**

**Tenure:** We are informed that the property is freehold.







A property business  
steeped in heritage  
with a forward  
thinking outlook.

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