

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £795

5 Aspen Place, Ellesmere SY12 9FE

🏠 3 Bedrooms

🚿 1 Bathroom

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Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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General Remarks

This three-bedroom semi-detached house is situated in the popular town of Ellesmere. The property benefits from being located in a new development, having off road parking and an enclosed rear garden.

Location: Location: The property enjoys a convenient location in the North Shropshire lakeside town of Ellesmere, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network beyond and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Accommodation

Entrance Door with bell service into::

Entrance Hall: Radiator

Cloakroom: 3' 3" x 6' 0" (0.99m x 1.83m) Wash hand basin. Low level w.c.

Kitchen: 7' 11" x 9' 4" (2.41m x 2.84m) Range of matching wall cupboards and base units with worktop surface above. Stainless steel 1.5 sink, integrated cooker with gas hob and cooker hood above. Housing for integrated fridge/freezer. Space and plumbing for washing machine and dishwasher.

Living/Dining Room: 15' 4" x 14' 8" (4.67m x 4.47m) Open plan living and dining space with double french doors to the rear garden. TV aerial and telephone point. Staircase to first floor and landing area.

First Floor Landing Area:

Bedroom 1: 8' 9" x 11' 9" (2.66m x 3.58m) Radiator, fitted wardrobes.

Bedroom 2: 8' 2" x 12' 0" (2.49m x 3.65m)
Radiator.

Bedroom 3: 6' 9" x 6' 9" (2.06m x 2.06m)
Radiator.

Bathroom: 6' 2" x 6' 1" (1.88m x 1.85m) White bathroom suite comprising panelled bath with shower attachment and low level w.c. Towel radiator.

Outside: The front of the property is open plan with a lawned area and drive providing parking and access to the enclosed rear garden.

Directions: From the Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the Primary school on your left. Take your second left into 'Bramble Ridge' continue straight ahead into The Hawthorns, turn left into Wisteria Way and take the next right into Aspen Place where no:5 will be identified on the right handside.



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

Council Tax Band 'C':

EPC Rating 83|B:

Tenure: We are informed that the property is freehold.

Holding Deposit £183:

Deposit £917:

Agent Note: The photographs in the brochure are not current and were taken in 2020.

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.



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.