

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £700.00

47 Scotland Street Ellesmere SY12 0DG

🏠 2 Bedrooms

🚿 1 Bathroom

47, Scotland Street, , Ellesmere SY12 0DG



General Remarks

2 Bed End Terrace House with outside space

Conveniently located within walking distance of the town centre

Description

Living Room: 10' 9" x 10' 8" (3.27m x 3.26m) Wood effect flooring. Fireplace with fire surround, radiator.

Kitchen: 16' 10" x 9' 2" (5.127m x 2.790m) Range of fitted wall cupboards and matching base units with worktop surface and tiled flooring. Stainless steel sink with mixer taps. Built-in electric oven with 4 ring halogen hob, partly tiled walls.

Lean-to off kitchen: 8' 8" x 4' 4" (2.65m x 1.32m) Door leading to small, enclosed yard.

Stairs to First Floor Landing:

Bedroom One: 10' 10" x 10' 8" (3.3m x 3.26m) Radiator

Bedroom Two: 9' 0" x 5' 9" (2.752m x 1.763m) Radiator

Bathroom: 7' 6" x 5' 11" (2.29m x 1.80m) Wood effect flooring, panel bath with shower screen and shower over, vanity sink unit, low flush wc.,

Holding Deposit £161.00 Deposit £807.00:

EPC Rating 52|E Council Tax Band 'A':

Tenure: We are informed that the property is freehold.

Viewings and Further Information: For further information or to arrange a viewing, please contact the agents Ellesmere office on (01691) 622534

Directions: From the town centre continue along Scotland Street to the small roundabout after passing the the roundabout the property will be identified on the left-hand side.

: 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 Son and Watson 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.