

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £700

6 Charlotte Row, Ellesmere, SY12 0AX

---

🏠 2 Bedrooms

🚿 1 Bathroom



# 6 Charlotte Row, Ellesmere, SY12 0AX



## General Remarks

2 Bedroom Mid-Terrace House

Enclosed rear garden and garage

Gas central heating and uPVC double glazing

EPC Rating 63|D Council Tax Band 'A'

Deposit £865 Holding Deposit £173

2 Bedroom mid-terrace, character property, located in the popular town of Ellesmere within walking distance of shops and local amenities. The accommodation briefly comprises: Living Room, Inner Hallway, Kitchen, Bathroom and 2 Bedrooms. The property benefits from an enclosed rear garden, garage providing parking, gas central heating and uPVC double glazing.



**Location:** The property is located in the popular town of Ellesmere within walking distance of local amenities and The Mere. Ellesmere offers a wide range of local individual shops as well as larger supermarkets and is well served with excellent primary and secondary schools as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury and the City of Chester are all within easy commuting distance with nearby links onto the motorway network and beyond. There is a main line train station at nearby Gobowen which has direct services to Birmingham and Manchester with links to onward destinations.



## Accommodation

**Entrance:** uPVC door with step up into property.

**Living Room:** 14' 0" x 11' 11" (4.27m x 3.64m) Wood effect laminate flooring, blocked-up fireplace to tile hearth, brick surround and timber mantel, exposed painted beams, timber shelving, radiator.

**Inner Hallway and Stairs to First Floor Landing:** 11' 4" x 6' 2" (3.45m x 1.87m) Wood effect flooring, stairs to first floor, under stairs storage with shelving, radiator. Sky light to landing.

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.



**Kitchen:** 11' 0" x 8' 6" (3.36m x 2.60m) Laminate tile flooring, wood effect matching wall and base units with wood effect work top above, stainless steel 1.5 sink and drainer, 'Hotpoint' single fan assisted oven with 4 ring gas hob above and stainless steel extractor fan, partly tiled walls, 'Hotpoint' fridge/freezer, timber shelving, radiator.

**Bathroom:** 8' 0" x 4' 6" (2.43m x 1.38m) Low level w/c, pedestal wash hand basin, shower cubical with shower off mains, stainless steel towel rail, wall mounted cupboard with mirror door, tiled flooring with partly tiled walls, airing cupboard with slatted shelving.

**Bedroom 1:** 12' 11" x 12' 0" (3.93m x 3.65m) Timber flooring, original fireplace with tiled hearth, timber surround and mantel with original inset tiling, shelving to alcove, radiator.

**Bedroom 2:** 10' 9" x 6' 1" (3.28m x 1.86m) Sky light, radiator.

**Outside:** To the front the property enjoys a large garden, mainly laid to lawn with some mature shrubs and bushes, a slabbed path runs along the front of the property providing access along the row. A courtyard to the rear enjoys more shrubs and a bin area.

**Garage:** 19' 0" x 8' 6" (5.78m x 2.58m) Timber constructed garage, providing parking and workspace, with pedestrian door and side hinged doors. Power and lighting.

**Directions:** From the agent's office in The Square proceed through the town centre to the roundabout. The property is immediately across on the left identified by the agents to let board. For access to the rear take the first left off the roundabout and next right onto Brownlow Road and then immediately right where No. 6 can be identified.

**Council Tax Band 'A' EPC Rating 63|D**

**Deposit £865 Holding Deposit £173**

**Agent Note:** Photographs are not current and taken in 2024

**Tenure:** We are informed this property is freehold.

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

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.







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

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862