

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £850

Shenfield, Brownlow Road, Ellesmere, SY12 0BA

🏠 3 Bedrooms

🚿 1 Bathroom

Shenfield, Brownlow Road, Ellesmere, SY12 0BA



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

Detached bungalow with off road parking

Within walking distance of town centre & amenities

3 Bedrooms, Bathroom, Open Plan Living/Dining/Kitchen

uPVC double glazing and gas central heating

Council Tax Band 'C' EPC Rating 69|C

Holding Deposit: £196.00 Deposit: £980.00

Accommodation

Three-bedroom detached bungalow with off road parking and enclosed rear garden, within walking distance of the town centre and local amenities. The property also benefits from uPVC double glazing and gas central heating throughout.

Location: The property is located within the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available together with a direct link to London.

Part Glazed uPVC Entrance Door:

Entrance Hall: Wood effect flooring, 'Newtec' wall thermostat control switch, dado rail, two matching wall lights, radiator. Airing cupboard with wall mounted 'Main' combi boiler, 'Drayton' heating control, slatted shelf, radiator.

Open Plan Living/Dining/Kitchen:

Living Area: 12' 2" x 11' 3" (3.70m x 3.44m) Wood effect flooring, electric fire with marble effect mantel, surround and hearth, internet and TV point, coving to ceiling, radiator. Archway into

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/Dining Area: 17' 10" x 8' 11" (5.44m x 2.71m) Continuation of wood effect flooring, range fitted base units, stainless steel sink unit and drainer with mixer tap, single 'Indesit' oven with 'Indesit' 4 ring electric hob and stainless steel extractor hood above, radiator. Part glazed door into:

Side Entrance Porch/Utility : 13' 2" max x 6' 3" (4.01m max x 1.90m) uPVC part glazed entrance door, vinyl flooring, worktop surface with space and plumbing for a washing machine.

Cloakroom: Continuation of vinyl flooring, wall mounted wash hand basin with tiled splash, low level w.c,

Bedroom 1: 12' 0" x 10' 6" (3.66m x 3.21m) Radiator.

Bedroom 2: 12' 0" x 9' 10" (3.65m x 2.99m) Radiator.

Bedroom 3: 9' 4" x 7' 0" (2.85m x 2.14m) Radiator.

Bathroom: 7' 9" x 7' 7" max (2.36m x 2.32m max) Tile pattern vinyl flooring, partly tiled walls, panel bath with shower off mains and glazed shower screen, low level w.c, pedestal wash hand basin, heated towel rail, 'CED' wall mounted heater, extractor fan, radiator.

Outside: The property is approached off Brownlow Road along a driveway providing parking.

To the front lies a slate bed along with a paved pathway providing access around the property and to the side entrance. The rear garden is laid to lawn with a timber garden shed.

Directions: From the town centre proceed to the small roundabout at the end of Cross Street, take the first exit left and then immediately right into Brownlow Road. Proceed to the end of Brownlow road where 'Shenfield' can be identified on the left hand side by the agents 'To Let' board.

Deposit £980.00

Holding Deposit £196.00

Council Tax Band 'C' EPC Rating 69|C

Tenure: We are informed the property is freehold.

Other 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.

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





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steeped in heritage
with a forward
thinking outlook.

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