

TO LET

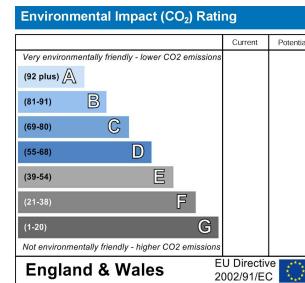
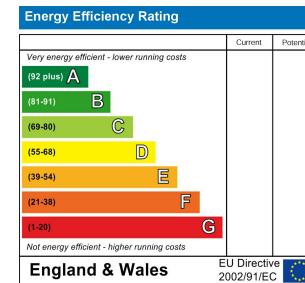
33 Watergate Street, Ellesmere, Shropshire, SY12 0EX

Halls<sup>1845</sup>



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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01691 622602

Ellesmere Lettings  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmerelettings@halls.com](mailto:ellesmerelettings@halls.com)



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- Great Location
- Close to Amenities
- Modern Bathroom
- Allocated Parking
- Feature Fireplace
- Available June 2024

**DESCRIPTION**

Situated on a one way street within the centre of the sought after, North Shropshire town of Ellesmere and located within easy reach of all local amenities, including Schools, Supermarkets, and restaurants, whilst also being well placed for access to the larger towns of Oswestry and Shrewsbury.

Internally, the property is well presented and comprises a lounge, modern bathroom, kitchen, two bedrooms, and ample storage.

Externally, the property is complimented by a small courtyard to the rear, and an allocated parking space.

**LIVING ROOM**

3.98 x 3.90

**KITCHEN**

4.31 x 1.82

**BEDROOM ONE**

3.76 x 2.60

**BEDROOM TWO**

3.20 x 2.57

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be required upon application

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**TERMS**

The property will be offered on an initial six month Assured Shorthold Tenancy.

Unfortunately we are unable to accommodate applicants who smoke or who have pets.

**COUNCIL TAX**

The property is listed as a band B on the local authority register.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

