


Monthly Rental Of £1,200

# 38 Diksmuide Drive, Ellesmere, SY12 9QA

3 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

# 38 Diksmuide Drive, Ellesmere, SY12 9QA







## General Remarks

Fully refurbished 3-bedroom detached house with integral garage

Enclosed rear garden and off-road parking

Much sought after location close to Mere & Cremorne Gardens

Within walking distance of town centre & local amenities

EPC Rating 69|C  Council Tax Band 'C'

Holding Deposit £276.00  Deposit £1384.00

**Location:** The property is situated within walking distance of the town centre and local amenities. The town hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.

**Partly Glazed Entrance Door with Glazed Opaque Side Panel:**

**Entrance Hall:** Tile floor, radiator.

**Cloakroom:** 5' 3" x 2' 4" (1.59m x 0.72m) Tile floor, low level flush wc, vanity sink unit with splash back, circular mirror door wall cabinet, radiator.

**Lounge:** 15' 11" x 13' 11" (4.86m x 4.25m) Log effect gas fire set on marble type hearth with timber surround and mantel, radiator.

**Dining Room:** 9' 10" x 7' 6" (3.00m x 2.28m) Radiator. Patio doors opening onto patio area and rear garden.

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 expressively 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.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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**Breakfast Kitchen:** 16' 7'' x 8' 10'' (5.05m x 2.69m) Tile floor. Range of fitted wall cupboards and matching base units to include with worktop surface above, stainless steel sink and drainer with mixer tap, 'Bosch' 4 ring gas hob, 'Bosch' electric fan assisted oven with extractor hood over. Integrated refrigerator, useful larder cupboard with shelves. Partly tiled walls, radiator. Half glazed door to outside.

**Spindle staircase to first floor and landing area:** Radiator, airing cupboard housing cylinder and slatted shelf.

**Bedroom One:** 12' 6'' x 8' 7'' (3.81m x 2.61m) Radiator.

**Bedroom Two:** 9' 5'' x 8' 4'' (2.86m x 2.55m) Built-in mirror door sliding wardrobes to one wall, radiator.

**Bedroom Three:** 7' 8'' x 7' 0'' (2.34m x 2.14m) radiator.

**Family Bathroom:** 7' 3'' x 5' 6'' (2.20m x 1.68m) Matching suite comprising: panel bath with mains fed shower and shower screen, vanity sink unit with mirror door wall cabinet above, low level flush w.c., radiator, partly tiled walls.

**Outside:** The property to the front is open plan with parking. Stone area with small border housing shrubs. A side gates provides access to the enclosed rear garden which is mainly laid to lawn with dwarf brick wall and large patio area. Wall tap.

**Garage:** 'Up and over' door. Power and light, utility area providing space and plumbing for washing machine and tumble dryer and worktop surface above. Wall mounted 'Ideal Logic' gas boiler.

**EPC Rating 69|C Council Tax Band 'C':**

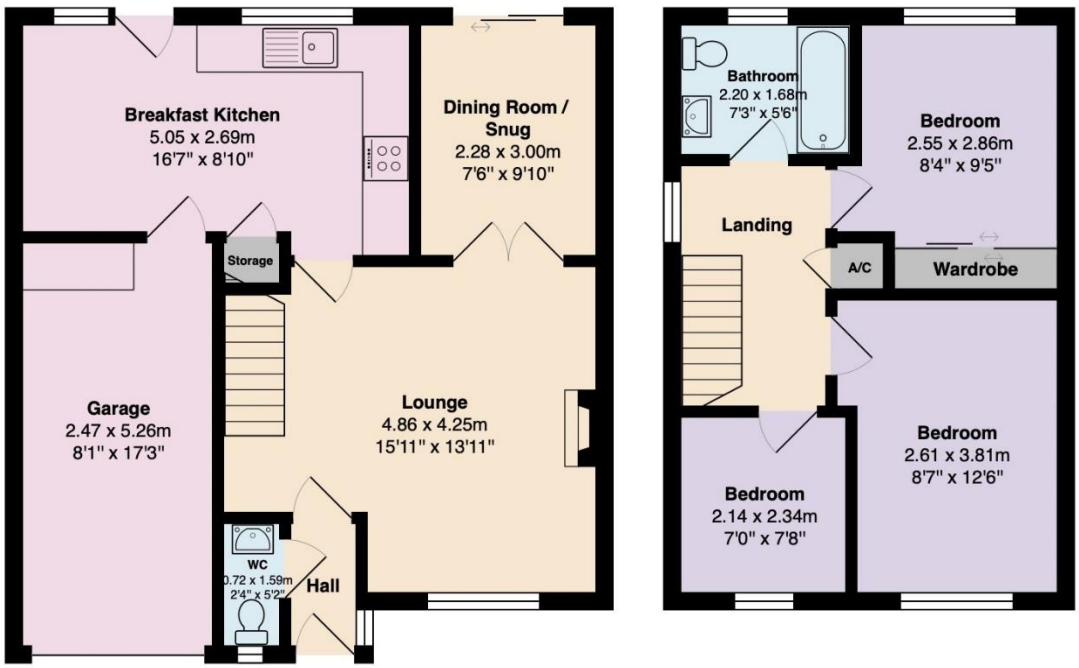
**Holding Deposit £276.00 Deposit £1384.00:**

**:** 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.

**Tenure:** We are informed that the property is freehold.

**Directions:** From the agent's office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, turn immediately left into Swan Hill and after a short distance turn left into Diksmuide Drive. Proceed for a short distance where no.38 can be identified on the right-hand side by the agents To Let board.

38, Diksmuide Drive, Ellesmere, SY12 9QA




Total Area: 80.7 m² ... 869 ft² (excluding garage)

All measurements are approximate and for display purposes only


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