

BOWEN

PROPERTY SINCE 1862

Monthly Rental Of £750

Bancroft, St Martins Road, Gobowen

3 Bedrooms

1 Bathroom

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Bancroft, St Martins Road, Gobowen, Oswestry, Shropshire, SY11 3PL





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

Three bedroom semi-detached property

Front and rear gardens and off-road parking

Situated within the popular village of Gobowen

uPVC double glazing and gas central heating

Holding Deposit £173.00

Deposit £865.00

Accommodation

Entrance Hallway: With stairs to first floor landing.

Living Room: 12' 0'' x 13' 4'' (3.66m x 4.07m) Laminate flooring, tv/telephone point, radiator.

Kitchen: 10' 2'' x 8' 6'' (3.11m x 2.59m) Matching base, wall and drawer units with worktop surface over. Stainless steel sink and draining board. Space for under counter fridge and washing machine. Space for cooker. Door to Bathroom and WC. Door to side to access the rear garden.

Bathroom: 8' 6'' x 4' 4'' (2.59m x 1.31m) Panel bath with shower over and tiled surround, wash hand basin, vinyl flooring, radiator.

Downstairs WC: 2' 10'' x 5' 7'' (0.86m x 1.69m) Low level flush WC and wall mounted wash hand basin.

Bedroom One: 18' 1'' max x 8' 11'' (5.51m x 2.72m) Radiator.

Bedroom Two: 11' 9'' x 9' 4'' (3.59m x 2.84m) Radiator.

Bedroom Three: 8' 5'' x 8' 9'' (2.57m x 2.66m) Radiator.

Externally: To the front of the property is a driveway and garden laid to lawn. The rear of the property also provides a garden laid to lawn.

Viewing Information: To arrange a viewing of this property, please contact the agent's Oswestry office.

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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Further 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.

Holding Deposit: Holding Deposit £173.00

Deposit: Deposit £865.00

EPC Rating: ECP Rating 62|D.

Council Tax: Council Tax Band 'B'.

Tenure: We are informed that the property is freehold.








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