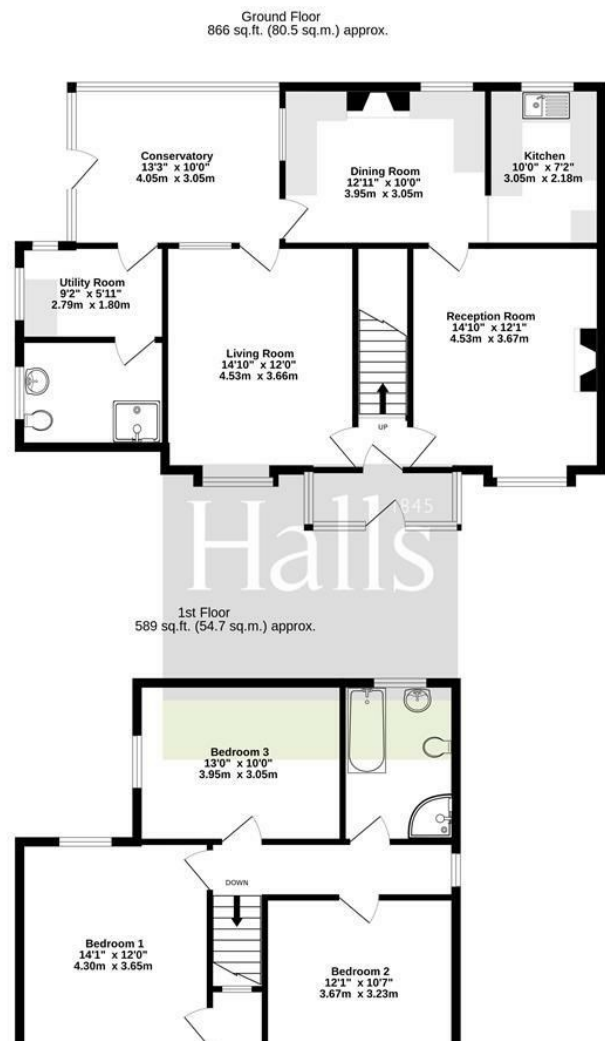


TO LET

Newholme, Station Road, Overton, Wrexham, LL13 0LJ



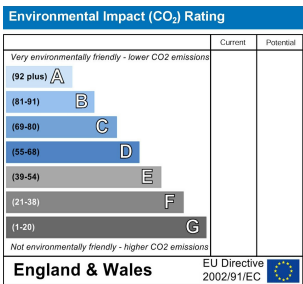
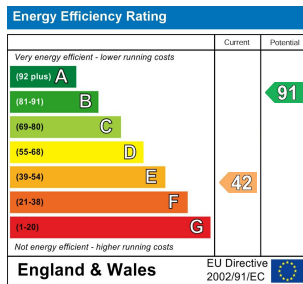
TO LET

£1,300 Per Calendar Month

Newholme, Station Road, Overton, Wrexham, LL13 0LJ

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.



A traditional and substantial three-bedroom detached period property boasting generous driveway parking, detached workshop/studio, and attractive gardens which offer delightful countryside views, enviably situated in a quiet and secluded position on the edge of the popular village of Overton-On-Dee.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@halls.gb.com



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- Detached Family Home
- Period Property
- Generous Gardens
- Ample Driveway Parking
- Delightful Rural Views
- Edge of Village Location

DESCRIPTION

Newholme enjoys a particularly pleasant position on outskirts of the popular Welsh border village of Overton-On-Dee and sits within easy reach of the village's amenities, which include Public Houses, School, and a range of independent shops, whilst also overlooking unspoilt countryside. The property is also well situated for access to the larger centres of Ellesmere, Oswestry, and Wrexham, all of which offer a wider range of services.

Internally, the property benefits from some recent improvements, including updated décor and flooring in a number of rooms. The property offers a generous amount of internal accomodation situated over two floors, and is well presented throughout,.

Externally, the property is complimented by generous gardens which overlook open countryside and contain a number of areas of lawn bordered by established floral and herbaceous beds, whilst also containing ample driveway parking for a number of vehicles. Most unusually, the property also features a detached studio, offering an excellent space for a variety of usages i.e. home office or gym

THE ACCOMODATION COMPRISES

- Ground Floor
- Living Room - 4.53 x 3.66
 - Reception Room - 4.53 x 3.67
 - Dining Room - 3.95 mx 3.05
 - Kitchen - 3.05 x 2.18
 - Conservatory - 4.05 x 3.05
 - Utility Room - 2.79 x 1.80
 - Shower Room

- First Floor
- Bedroom One - 4.30 x 3.65
 - Bedroom Two - 3.67 x 3.23
 - Bedroom Three - 3.95 x 3.05
 - Family Bathroom -

HOLDING DEPOSIT

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

SECURITY DEPOSIT

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

Deposit free option available.

TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

COUNCIL TAX

The property is shown as being within Council Tax band F on the local authority register.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

SERVICES

We understand that the property is served by mains water and electric. The heating is oi-fired and drainage is to a private system.

W3W

///deed.morphing.sitting

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

