



FOR SALE

£850 Per Calendar Month

14 Watergate Street, Ellesmere, SY12 0EU

A conveniently situated three-bedroom home benefitting from well proportioned living accommodation and rear gardens, centrally positioned within the heart of the lakeland town of Ellesmere.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



- Three Bedrooms
- Kitchen/Breakfast Room
- Rear Gardens
- Parking Nearby
- External Store
- Town Centre Location

DESCRIPTION

14 Watergate Street occupies a particularly convenient position within the heart of the lakeland town of Ellesmere, and enjoys easy access to the town's many amenities, which include Schools, Supermarkets, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops, whilst retaining a useful proximity to the larger towns of Oswestry and Whitchurch which provide a wider range of facilities. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and feature a more comprehensive offering of amenities, including cultural and artistic attractions.

The property enjoys a selection of well proportioned rooms which are ideally suited to families and arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen/Dining Room, and Living Room, together with, to the first floor, three Bedrooms and a family Bathroom.

Notably, to the rear of the property, are gardens which enjoy a broadly southerly aspect, whilst featuring an expanse of lawn and seating areas.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.78m x 3.72m
Kitchen/Breakfast Room: 3.15m x 3.55m

- First Floor -
Bedroom One: 2.87m x 3.55m
Bedroom Two: 2.87m x 3.15m
Bedroom Three: 2.16m x 2.60m
Family Bathroom:

HOLDING DEPOSIT

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



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



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

LOCAL AUTHORITY

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

COUNCIL TAX

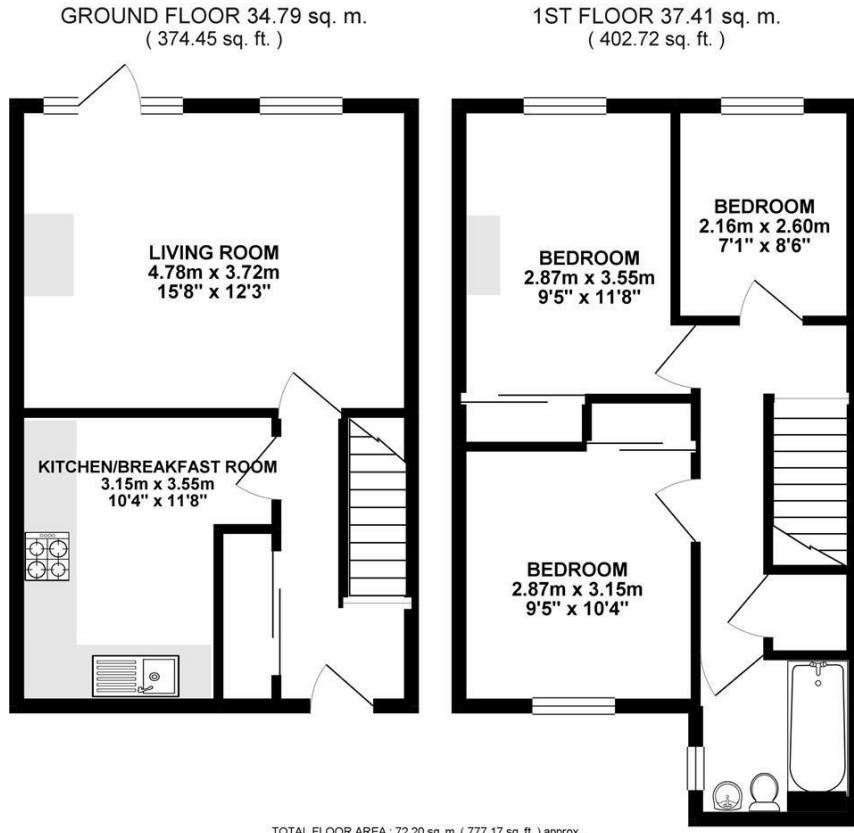
The property is shown as being within council tax band A on the local authority register.

SERVICES

We understand that the property benefits from mains water, drainage, electric, and gas.

VIEWINGS

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Performance Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		84
(B1-81) B		
(D9-80) C		
(55-68) D		67
(D9-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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