



TO LET

£675 Per Calendar Month

38a Green End, Shropshire, SY13 1AA

38a Green End is a spacious and quirky two bedroom duplex apartment with many original character features. The property benefits from gas central heating, a large kitchen with integrated appliances and feature fireplace, dining area, living room, bathroom, a large main bedroom and a smaller second bedroom/study. The property is situated in Whitchurch Town centre above Green End Gallery.



- **Spacious and Quirky Duplex Apartment**
- **Breakfast Kitchen, Lounge, Bathroom**
- **2 Bedrooms**
- **Town Centre Location**



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



Location

38a Green End is situated in Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

Brief Description

A spacious two bedroom first floor flat situated in a convenient location within Whitchurch town centre. The accommodation comprises Lounge, kitchen with fridge, washing machine, dishwasher, freezer and cooker, two bedrooms, bathroom with suite comprising wash hand basin, WC and bath with shower attachment. The property has gas fired central heating.

Accommodation Comprises

A UPVC front entrance door leads directly into the kitchen area.

Breakfast Kitchen 17'3" x 10'0" max (5.26m x 3.05m max)

With a range of wood base and wall units, laminate worktop, breakfast bar and dining area, 4 ring gas hob and built in electric oven, sink drainer unit, integrated fridge and freezer, integrated washing machine. Feature fireplace with cast iron stove (non-operational). Door and a step down into the bathroom. Stairs to lounge.

Bathroom 9'11" x 5'9" (3.02m x 1.75m)

Comprising bath with electric shower over, WC and pedestal wash hand basin, window to rear, tongue and groove wall panelling, vinyl flooring, radiator. extractor fan, airing cupboard with gas boiler.

Lounge 14'10" x 12'4" (4.52m x 3.76m)

With wood effect flooring, window with front aspect, radiator, feature fireplace.

Landing

Bedroom One 14'11" x 12'5" (4.55m x 3.78m)

With wood effect flooring, fireplace, radiator and window to front aspect.

Bedroom Two/Study 10'2" x 8'9" (3.10m x 2.67m)

With sloping roof and feature wooden beam, skylight window, radiator.

Outside

The property is approached via the rear entrance and stairs from the rear of the property to the first floor apartment.

Services

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenancy Conditions

The property will be offered on an Assured Periodic Tenancy Contract.

The property is to be let on an unfurnished basis.

Pets to be declared prior to viewing. Sorry no smokers permitted.

Rent - £675 per calendar month.

Deposit - £778

Council Tax

The current Council Tax Band is 'A'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Viewing

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230

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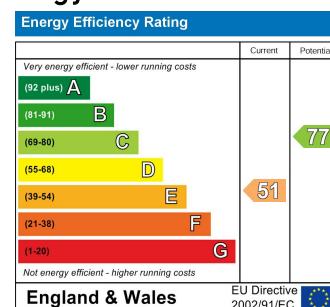
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Energy Performance Ratings



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