

# BOWEN

PROPERTY SINCE 1862



Asking Price £115,000

34 Watergate Street, Ellesmere, SY12 0EU

🏠 2 Bedrooms

🚿 1 Bathroom

## 34 Watergate Street, Ellesmere, SY12 0EU

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### General Remarks

Grade II listed two-bedroom terrace house occupying a prominent position close to the Town Centre, Mere and Cremorne Gardens. This characterful property retains many original features and also benefits from a private enclosed courtyard area.

**Location:** The property is situated within walking distance of the centre of the market town of Ellesmere which has a host of shops, public houses and amenities. The area is also at the heart of Shropshire's Lake District with a number of the area's famous Meres and the Shropshire Union Canal close by. The town is well placed for access to the larger historic towns of Oswestry, Shrewsbury, the City of Chester and the motorway network beyond.



### Accommodation

#### Partly Glazed Entrance Door:

**Living Room:** 15' 0" x 13' 0" (4.57m x 3.97m) Matwell. Stone feature effect electric fire with surround and hearth, two radiators.

**Kitchen:** 10' 6" x 9' 7" (3.19m x 2.91m) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface, round stainless-steel sink and drainer, partly tiled walls. Built-in oven, four ring gas hob with extractor hood above, spaces for washing machine and tumble dryer, radiator. Understairs store cupboard. Partly glazed door to outside.

**Bathroom:** 9' 11" x 5' 1" (3.01m x 1.56m) Tile floor. Panel bath with shower attachment and shower screen above, pedestal wash hand basin, low level flush w.c., partly tiled walls, radiator. Wall mounted gas boiler.

**Bedroom One:** 15' 0" x 13' 7" (4.57m x 4.13m) Radiator.

**Bedroom Two:** 9' 10" x 7' 4" (2.99m x 2.24m) Recess, radiator.

**Outside :** The property enjoys an enclosed rear courtyard with a brick store shed. External wall light. A gate provides access at the rear.

**Council Tax Band 'A' EPC Rating 57|D:**

**Tenure:** We understand the property is freehold with vacant possession upon completion.



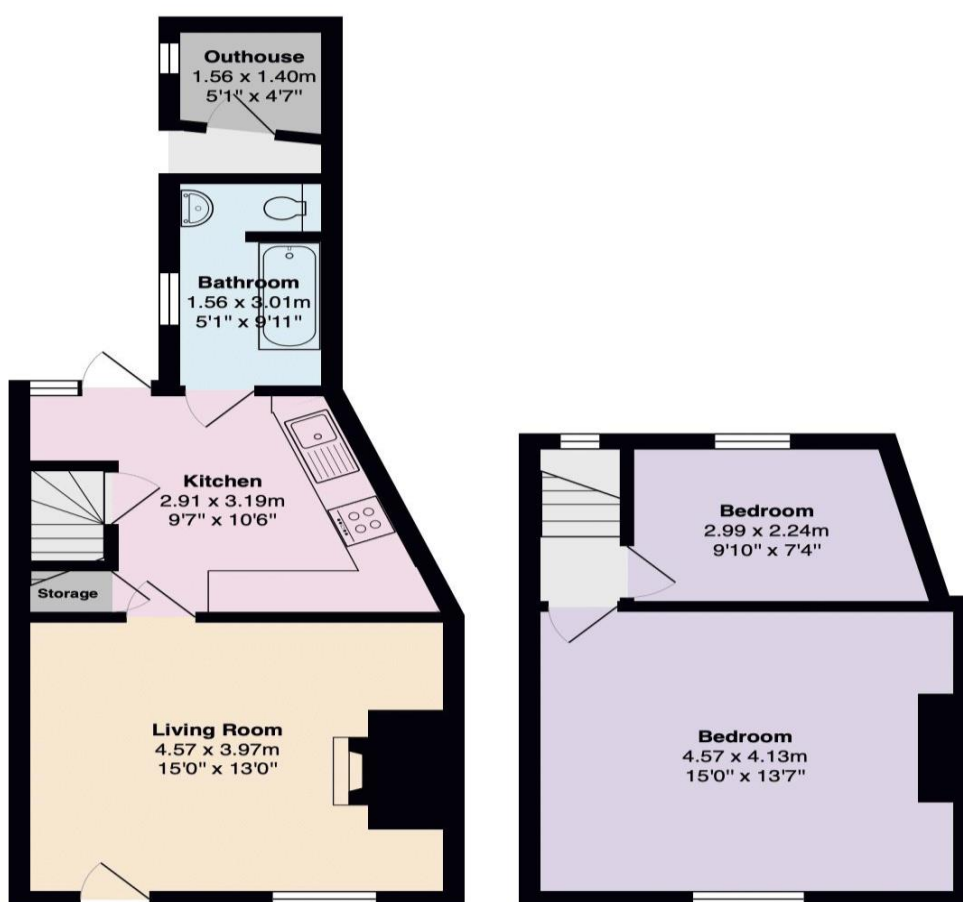
**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Services:** We understand mains electricity, gas, water and drainage are connected.

**Directions:** From the agent's offices in The Square proceed through the town centre onto Cross Street to the small roundabout. Take the third exit right and continue along Talbot Street before turning right into Watergate Street where no 34 will be identified on the left-hand side by the agents for sale board.

**Viewings & Further Information:** Viewings are strictly by appointment only through the sole selling agents Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

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Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 expressly 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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