

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £850

1 Randalls Mews, Scotland Street, Ellesmere,
SY12 0ED

 2 Bedrooms

 1 Bathroom

1 Randalls Mews, Scotland Street, Ellesmere, SY12 0ED



General Remarks

Well-presented 2-bedroom semi-detached house.

Quiet location close to all amenities.

Garage, off road parking & gardens.

EPC Rating 62|D Council Tax Band 'B'

Holding Deposit £196.00 Deposit £980.00

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with links to Birmingham and beyond.

Accommodation: A part glazed uPVC door leads into:

Hall: Tiled floor, stairs to first floor landing and doors off to:

Living Room: 14' 8" x 10' 7" (4.46m x 3.22m) Open fireplace, two radiators, tiled floor and TV point.

Kitchen/Diner: 14' 8" x 8' 10" (4.46m x 2.70m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood over, space for fridge freezer and space/plumbing for washing machine. Ideal gas fired boiler, radiator, telephone point, understairs cupboard and partly glazed uPVC door to rear gardens.

Stairs to first floor landing: With doors off to:

Bedroom 1: 14' 8" x 10' 7" (4.47m x 3.23m) max Two radiators and telephone point.

Bedroom 2: 8' 11" x 8' 5" (2.71m x 2.56m) Built in airing cupboard with slatted shelving, separate storage cupboard, radiator and access to loft space.

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.

Bathroom: 5' 10" x 5' 8" (1.78m x 1.72m) Suite comprising panel bath with shower over, pedestal wash hand basin and low level flush w.c. Heated towel rail, extractor fan and aqua boarding to walls.

Garage: 16' 7" x 8' 5" (5.06m x 2.56m) Up/over door to front, pedestrian door to rear garden and light/power facilities laid on.

Gardens: At the rear of the property are enclosed gardens which include a paved patio, lawns, a flowering bed and mature tree. The gardens retain their privacy and also provide access to the garage.

Council Tax Band 'B' EPC Rating 62|D:

Holding Deposit £196.00:

Deposit £980.00:

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

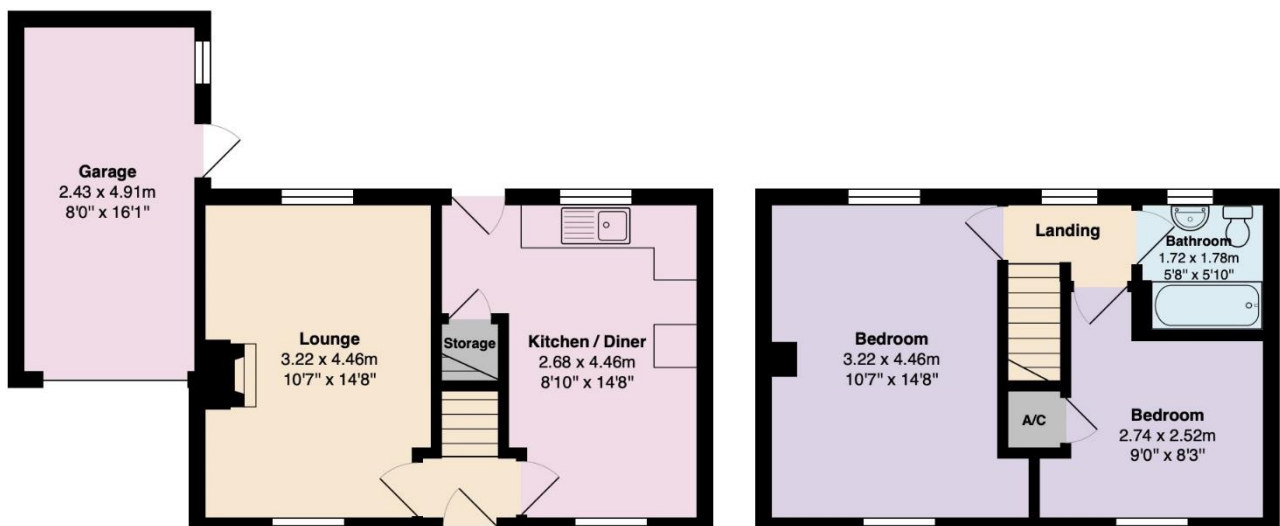
Services: We are informed that the property has mains electricity, gas, water and drainage connections.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

Directions: From the agent's office in The Square proceed along Scotland Street continue straight ahead over the roundabout signposted Oswestry. Proceed through the traffic lights and follow the road around to the right. The access roadway to the property can be found on the right hand side, after the property known as Sycamore House. Turn right here and the property will be seen in front of you. <https://what3words.com/excusing.trainer.ratty>

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.

1, Randalls Mews, Scotland Street, Ellesmere, SY12 0ED



Total Area: 62.6 m² ... 674 ft² (excluding garage)

All measurements are approximate and for display purposes only



A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

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