



Monthly Rental Of £1,100

45 Diksmuide Drive, Ellesmere, SY12 9QA

 4 Bedrooms

 2 Bathrooms

45 Diksmuide Drive, Ellesmere, SY12 9QA



General Remarks

Four-bedroom detached house & integral garage

Situated in popular residential development

Within walking distance of town centre & local amenities

Enclosed rear garden gas central heating and uPVC double glazing

EPC Rating 72|C Council Tax Band 'D'

Holding Deposit £253.00 Deposit £1,269.00

Accommodation



Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office and medical practice. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.

Entrance Door into Entrance Hall:

Wood effect flooring, radiator.

Cloakroom: Pedestal wash hand basin with mirror above, low level WC, radiator.

Lounge: 14' 10" x 13' 1" (4.52m x 3.98m) Wood effect flooring, gas fire set in surround and marble effect inset, radiator.

Dining Room: 9' 9" x 7' 8" (2.97m x 2.34m) Wood effect flooring, radiator. French doors opening onto rear garden.

Kitchen/Utility: 16' 5" x 9' 9" (5.01m x 2.98m) Tile flooring, range of fitted wall cupboards with matching base units and worktop surface above. Built-in oven and hob with extractor hood above. Partly tiled walls, spotlighting. Understairs storage. Utility area with base cupboards with worktop surface above, stainless sink. Door into garage.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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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 expressively 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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Stairs from Lounge to First Floor Landing Area:

Radiator.

Bedroom One: 11' 1" x 8' 3" (3.38m x 2.52m)

Radiator and archway through to the dressing area.

Dressing Room: Built-in wardrobes, radiator.**Fully Tiled Ensuite Shower Room****Bedroom Two:** 8' 11" x 8' 10" (2.73m x 2.69m)

Radiator.

Bedroom Three: 12' 1" x 7' 7" (3.68m x 2.32m)

Radiator.

Bedroom Four: 11' 6" x 7' 7" (3.50m x 2.32m)

Radiator.

Bathroom: White suite comprising panel bath with shower attachment, wash hand basin, low level WC, partly tiled walls, radiator.

Garage: 13' 9" x 7' 9" (4.20m x 2.36m) 'Up and over' door. Pedestrian door into house.

Outside: The front of the property is approached over a brick paved driveway providing parking and access to the single garage with 'up and over' door. The rear garden has decking and patio area, lawned area and timber storage shed.

Tenure: We are informed that the property is freehold.

EPC Rating 72|C Council Tax Band 'D'

Holding Deposit £253.00

Deposit £1,269.00

Directions: From the town centre proceed to the small roundabout on Cross Street taking the third exit into Talbot Street. Turn immediately left into Swan Hill continuing for a short distance. Take the next turning left into Diksmuide Drive after a short distance the property will be identified on the left-hand side by the agents 'To Let' board.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

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.

Agent Note: The photographs in the brochure are not current and were taken in 2020.





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with a forward
thinking outlook.

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