



TO LET

£1,100 Per Calendar Month

46 Cambria Avenue, Ellesmere, SY12 0BQ

A mature three-bedroom family home boasting stylishly presented living accommodation, generous gardens, and ample driveway parking, conveniently situated in a particularly popular development within easy reach of Ellesmere town centre.



Oswestry (8 Miles) Wrexham (12 miles) Shrewsbury (16 miles) Chester (28 miles)

All mileages approximate



- Family Home
- Stylishly Presented
- Driveway Parking
- Generous Gardens
- Walking Distance to Amenities
- Popular Location

DESCRIPTION

Cambria Avenue forms part of a particularly popular residential area located within easy reach of the heart of Ellesmere, which boasts a range of day to day amenities, including Supermarket, Medical Centre, Public Houses, Restaurants, and a range of independent, alongside two well regarded educational establishments, Ellesmere Primary and Lakelands Academy, both of which lie within walking distance.

46 Cambria Avenue is a mature, three-bedroom family home which has, over the past few years, been lovingly improved and maintained to now provide over 900 sq ft of thoughtfully designed and tastefully presented living accommodation, all situated across two generously proportioned floors.

The property is complemented by generous gardens which extend to the front and rear, with the former of these comprising ample driveway parking flanked by gravelled beds. To rear are gardens ideally suited to the needs of families, which feature an elegant elevated seating area positioned beyond the patio doors, this leading on to an expanse of well maintained lawn bordered by a further seating area.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Lounge: 4.50m x 3.70m

Kitchen/Dining Room: 6.20m x 3.00m

Utility Room:

- First Floor -

Bedroom One; 3.50m x 3.10m

Bedroom Two: 4.60m x 2.60m

Bedroom Three: 3.30m x 2.10m

Family Bathroom:

HOLDING DEPOSIT

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

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property is offered on an Assured Periodic Tenancy, with longer term tenants preferred.

Pets to be declared prior to viewing.

LOCAL AUTHORITY

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

COUNCIL TAX

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

SERVICES

The property is served by mains water, drainage, electric, and gas.

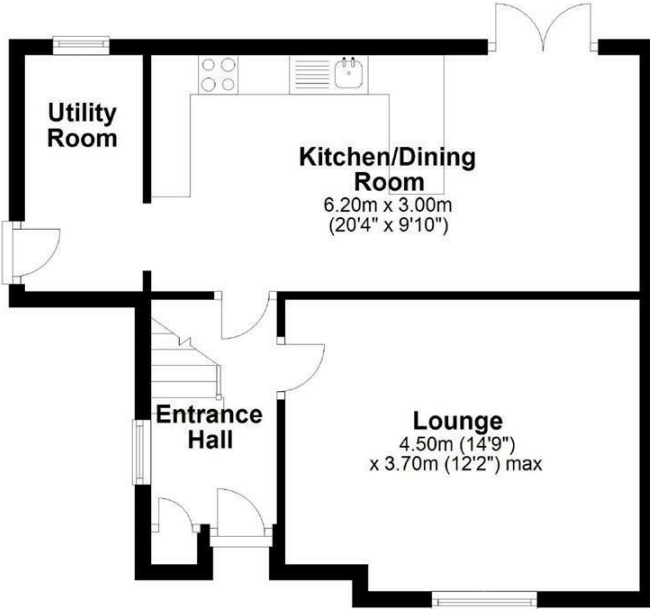
VIEWINGS

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

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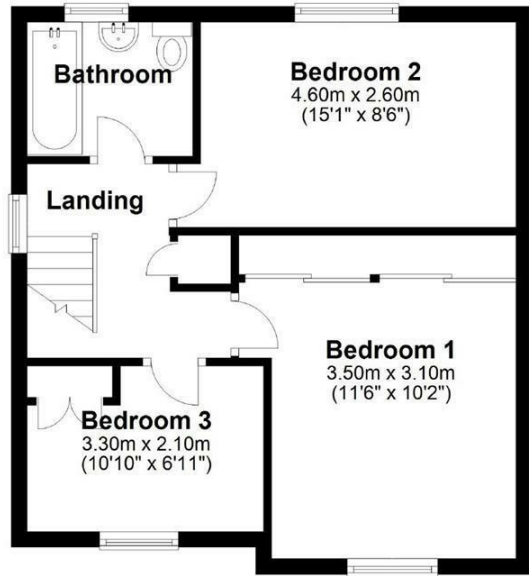
Ground Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)

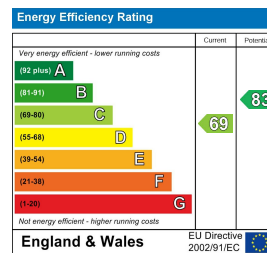


Total area: approx. 86.5 sq. metres (931.1 sq. feet)

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

Ellesmere Lettings

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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