

BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

5 St. Johns Hill, Ellesmere,
Shropshire, SY12 0EY

🏠 2 Bedrooms

🚿 1 Bathroom

5 St. Johns Hill, Ellesmere, Shropshire, SY12 0EY



General Remarks

A deceptively spacious and characterful Grade II listed two bedroom townhouse situated centrally within the popular town of Ellesmere. The property retains a wealth of features with accommodation set over three storeys plus the useful cellar.

The property is warmed by gas fired central heating and is within easy walking distance of all local amenities. Internal inspection is essential in order to fully appreciate the space and charm on offer.

Location: The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College.

The larger towns of Oswestry, Wrexham and Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to many of the commercial centres.

Accommodation

A partially glazed door leads into:

Lounge: 11' 9" x 10' 8" (3.57m x 3.26m) Fireplace housing an electric fire, wooden flooring, telephone point and door to:

Kitchen: 12' 11" x 10' 4" (3.93m x 3.14m) (max including stairs) Fitted base/eye level wall units with work tops over, Belfast sink unit, space for cooker with extractor hood over. Integrated fridge and freezer. Space/plumbing for washing machine.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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Tiled floor, partially tiled walls, radiator, stairs to first floor landing and steps down to:

Cellar: 11' 6" x 9' 8" (3.51m x 2.94m) Tiled floor, radiator and light/power facilities laid on.

Stairs to First Floor Landing: Radiator, stairs to second to second floor and doors off to:

Bedroom 1: 11' 8" x 10' 9" (3.55m x 3.27m) Radiator and TV point.

Bathroom: 10' 9" x 7' 6" (3.27m x 2.28m) Suite comprising corner bath, wash hand basin with vanity unit below and low level flush WC.

Radiator, tiled floor, partially tiled walls and alcove housing gas fired boiler.

Stairs to Second Floor Landing: Doors off to:

Bedroom 2: 12' 4" x 10' 4" (3.77m x 3.16m) (max limited headroom) Over stairs cupboard and radiator.

Dressing Room: 11' 9" x 10' 9" (3.59m x 3.27m) (max) Radiator.

EPC Rating: EPC Rating - Band 'D' (61).

Council Tax Band: Council Tax Band - 'B'.





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

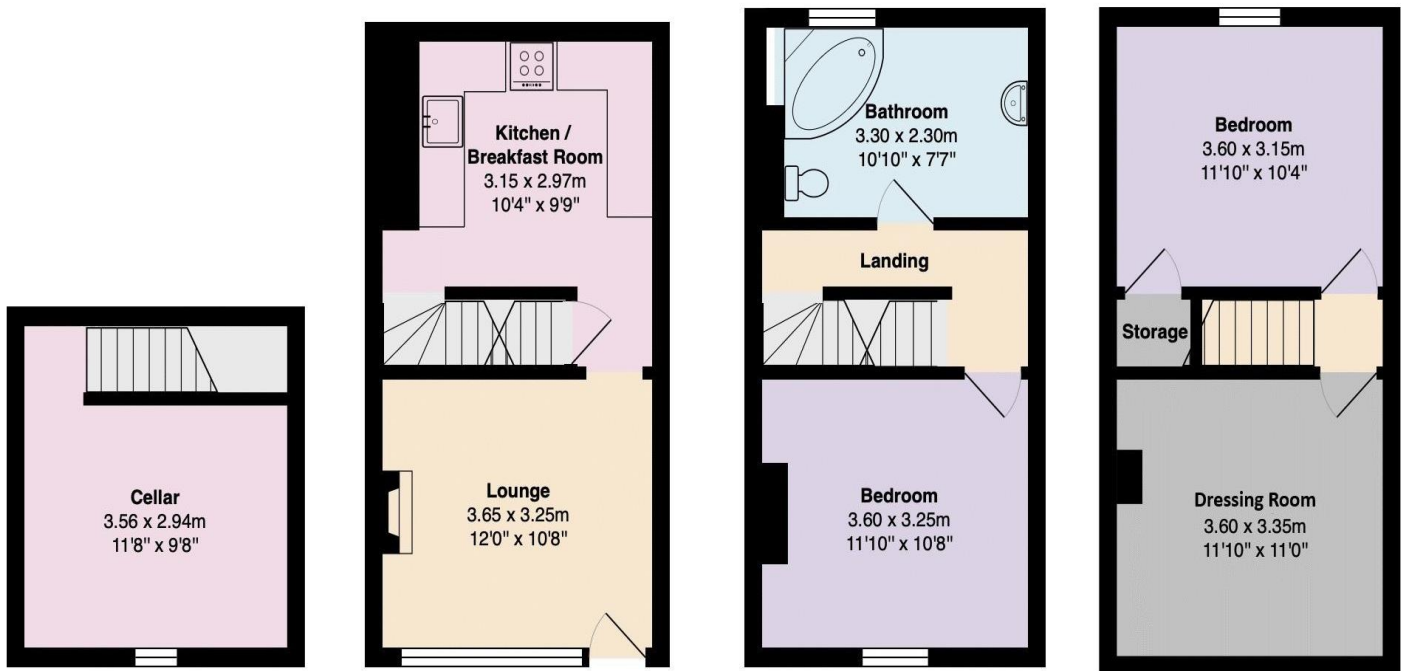
Services: We are informed that the property is connected to mains electricity, water, gas and drainage supplies.

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

Directions: From the Town Centre proceed to the roundabout at Cross Street take the third exit signposted Whitchurch. Continue along Talbot Street taking next turning right into Watergate Street after a short distance turn left into St Johns Hill where no:5 can be identified on the left hand side.



5, St Johns Hill, Ellesmere, SY12 0EY



Total Area: 93.4 m² ... 1005 ft²

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.