

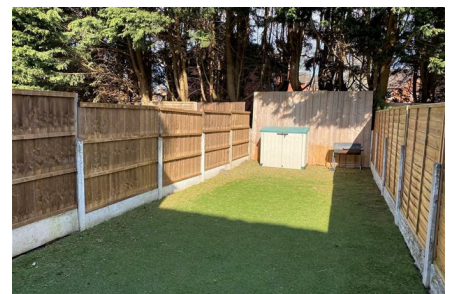


TO LET

£750 Per Calendar Month

35 Egerton Road, Whitchurch, SY13 1PA

**** Under Application**** A newly renovated mid terraced house with double glazed windows and gas central heating located within an easy access of Whitchurch town centre. The accommodation comprises living/dining room, kitchen with electric cooker, two bedrooms and a bathroom. Externally there is an attached brick built outbuilding, a rear yard and garden area.



- Newly Renovated Mid Terrace House
- Two Bedrooms
- Large Living/Dining Room
- Rear Garden
- Within Walking Distance Of The Town Centre
- EPC Band C



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Bedroom Two 11'07" x 9'08" (3.53m x 2.95m)

With window to rear, radiator, newly fitted carpet and door into wardrobe.

Bathroom 8' x 6'08" (2.44m x 2.03m)

Fitted with a modern white suite comprising 'P' shaped bath with electric shower above and tiled splash back, low level WC, pedestal wash hand basin, chrome heated towel rail, shaver socket, wall mounted cabinet, extractor fan, Velux window and tiled flooring.

Exterior

To the rear of the property there is a small yard leading to a garden area with Astro turf and pedestrian access. There is an attached brick outbuilding housing a gas fired boiler and having space and plumbing for a washing machine.

Services

We understand that the property has the benefit of mains water, electricity, gas and drainage.

Council Tax

The property is in Band A on the Shropshire Council Register.

Tenancy Conditions

Rent £750 pcm

Deposit £865

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis

Sorry no smokers or pets permitted

Directions

From Bridgewater Street, turn right at the traffic lights into Talbot Street, take the second left into Egerton Road and the property will be found half way down on the right hand side.

Viewings

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230.

Situation

Hallway

Entered through a UPC door, staircase off, newly fitted carpets and wood effect laminate flooring.

Living/Dining Room 23'03" x 12'08" (7.09m x 3.86m)

A spacious room having dual aspect windows to the front and rear elevation, wall lights, 2 radiators and continuation of laminate flooring.

Kitchen 8' x 7'03" (2.44m x 2.21m)

Newly fitted kitchen with Shaker style door and drawer fronts, stainless steel sink and drainer, Beko electric oven, grill and hob with extractor hood above, matching work surface, space for fridge/freezer, continuation of flooring, window to side, radiator and exterior door with glazed panel.

Stairs and Landing

Having newly fitted carpet, radiator and access to loft.

Bedroom One 11'02" x 9'10" (3.40m x 3.00m)

With window to front, radiator, newly fitted carpet and door into wardrobe.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

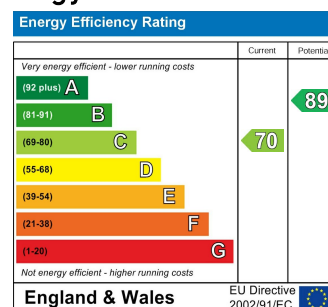
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01948 663 230

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Email: whitchurchlettings@halls.gb.com

Energy Performance Ratings



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