



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

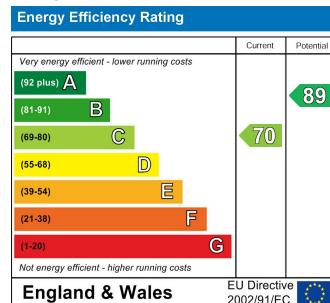
Directions

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

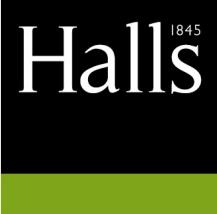
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.

Energy Performance Ratings



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

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
Email: whitchurchlettings@hallsrgb.com

