



TO LET

£850 Per Calendar Month

33 The Firs, Whitchurch, Shropshire, SY13 1NL

A two bedroom bungalow situated on a quite residential area within walking distance of the town centre. The accommodation comprises:- Entrance hall, lounge/diner, kitchen with gas oven and hob, two large bedrooms and family bathroom with four piece suite. Externally there is ample off street parking and a detached single garage. There is a lawned front garden and secluded rear garden. The property benefits have being newly decorated and new flooring throughout.



- Detached Bungalow
- Two Large Bedrooms
- Newly Decorated Throughout
- New Flooring Throughout
- Secluded Garden
- Single Garage
- Gas Central Heating
- Council Tax Band C



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



Accommodation

****ALL VIEWING SLOTS NOW FILLED****The accommodation comprises;

Entrance Hall 13'11" x 3'78" (4.24m" x 0.91m")

A part glazed uPVC front entrance door leads into the hallway with laminate flooring, radiator, cupboard containing fuse box and electric meter, airing cupboard and doors to all rooms.

Lounge/Diner 21'88" x 12'79" (6.40m" x 3.66m")

A spacious living room with windows to front and rear aspect, 2 x radiators, wall lights and ceiling lights, phone point and TV point, fitted carpet.

Kitchen 9'0" x 9'99" (2.74m" x 2.74m")

Fitted with a range of white base and wall units, part tiled walls, laminate flooring, stainless steel sink and drainer, gas hob and oven, oven extraction hood, space and plumbing for a washing machine, breakfast bar, larder cupboard, window to rear, gas wall mounted boiler, door to rear garden.

Bedroom One (REAR) 12'75" x 10'70" (3.66m" x 3.05m")
Large window overlooking the rear garden, radiator, fitted carpet.

Bedroom Two (FRONT) 10'89" x 10'90" (3.05m" x 3.05m")
Window with front aspect, radiator and fitted carpet.

Bathroom

A modern white bathroom suite comprising low level WC, walk in shower enclosure with electric shower, pedestal hand basin, bath with mixer tap and shower, extractor fan, window to front, part tiled walls and wood effect flooring.

Externally

To the front the property benefits from a block paved driveway suitable for two to three cars, a single garage with electric supply, garden with mature shrubs, path and steps up to the front entrance. A side gate leads to the private rear garden with patio area.

Services

Mains water, gas, electricity and drainage are understood to be connected.

Council Tax

Council tax Band C

For more information contact Shropshire Council.

Terms

Rent £850 pcm. Deposit £980

First month's rent and deposit payable in advance.

The property is to be let unfurnished.

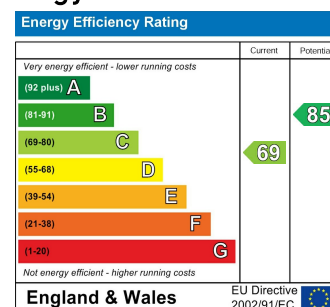
Viewing

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

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.

Energy Performance Ratings



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