

TO LET

38a Green End, Whitchurch, Shropshire, SY13 1AA



£450 Per calendar month

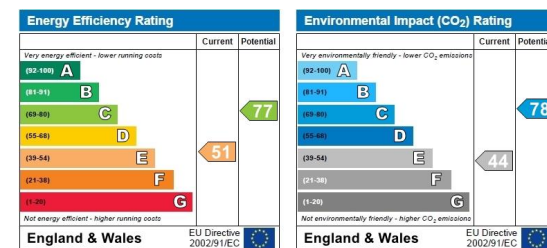
TO LET

38a Green End,
Whitchurch, Shropshire, SY13 1AA

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



A spacious two bedroom first floor flat situated within Whitchurch town centre.



01948 663 230

Whitchurch office:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- First Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Town Centre Location
- Lounge
- Kitchen

DESCRIPTION

Halls are delighted with instructions to offer 38a Green End, Whitchurch, To Let on an initial six month assured shorthold tenancy.

A spacious two bedroom first floor flat situated in a convenient location within Whitchurch town centre. The accommodation comprises Lounge, kitchen with fridge, washing machine, dishwasher, freezer and cooker, two bedrooms, bathroom with suite comprising wash hand basin, WC and bath with shower attachment. The property has gas fired central heating.

SITUATION

38a Green End is situated in Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns

of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

KITCHEN DINER

5.26m x 3.05m MAX (17'3" x 10' MAX)
With a fitted kitchen comprising of wall and base units with worktop over. Electric cooker and gas hob. Washing machine, dishwasher, fridge and freezer.

BATHROOM

3.02m x 1.75m (9'11" x 5'9")
With Bath including overhead shower, wash hand basin and WC.

LOUNGE

4.52m x 3.76m (14'10" x 12'4")
With gas fire and window to front.

BEDROOM ONE

4.55m x 3.78m (14'11" x 12'5")
With window to front.

BEDROOM TWO

3.10m x 2.67m (10'2" x 8'9")

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITIES

Shropshire Council, Edinburgh House, New Street, Wem, Shropshire, SY4 5DB. Tel: (01939)232771

COUNCIL TAX

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

DEPOSIT

A security deposit of £515 will be required to be held by the DPS.

CONDITIONS

No smokers & No Pets.

VIEWING

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at www.rightmove.co.uk & Onthemarket.com