

Barbers

Helping *you* move



10 Cygnet Close, Ellesmere, SY12 9QB

Beautifully presented four bedroom detached modern property which the current owners have made it into a lovely home, there is plenty of accommodation including two reception rooms, office and lean to sun room. The property also benefits from having solar panels.

Offers In Region Of
£275,000

Overview

- Beautifully Presented Detached Property
- Four Bedrooms
- Two Ensuite Shower Rooms & Family Bathroom
- Lounge, Kitchen/Breakfast Room
- Play Room, Office, Utility
- Lean to Sun Room
- New Laid Driveway
- Enclosed Rear Garden



"Don't miss out on this modern four bedroom detached house with off road parking, situated in a pleasant residential location in the popular market town of Ellesmere. The current owners have made it into a lovely home which is well presented throughout and the good size accommodation comprises Entrance Hall, Cloakroom with WC, Lounge, Kitchen/Breakfast Room with doors opening into a lean to Sun Room which leads onto the rear garden, large Utility, Four Bedrooms, two of which have En Suite Shower Rooms, there is also a family Bathroom. The garage has been converted into a Play Room and the other side of the garage provides a small office. Outside, the newly laid driveway provides good parking facilities and there is an easy to maintain garden to the rear, mainly laid to lawn with a paved patio area. We highly recommend an internal inspection to fully appreciate everything this property has to offer."

LOCATION

Situated in the small market town of Ellesmere which is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere which has requirements for daily living including a weekly market, it also benefits from having a stretch of the Llangollen Union Canal running through it. Ellesmere also offers primary and secondary schools and the renowned Ellesmere College. The larger Centres of Oswestry, Shrewsbury and Wrexham are between 8 and 16 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shire hall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor

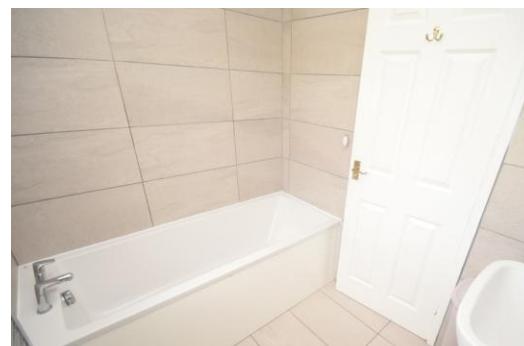
PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.

These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request



VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

Upon entering Ellesmere on the A495 from Whitchurch proceed into the town centre, passing the mere on your right, just before the mini roundabout turn right into Swan Hill, continue on and take the first left into Diksmuide Drive, after a short distance Cygnet Close is on your left, when in Cygnet Close you will find the property on your right hand side.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

AGENTS NOTE

The current owners have had solar panels fitted to the property in 2014. We are advised these are leased but yet to obtain the term etc. We will update our records once they are available.

METHOD OF SALE

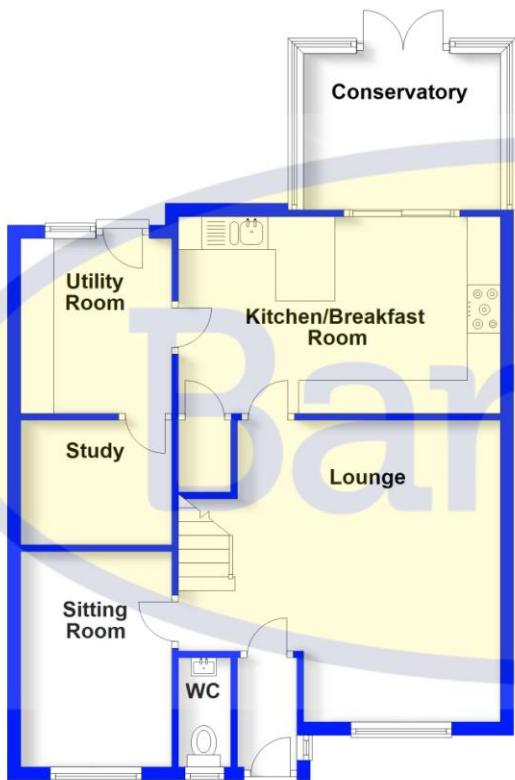
For Sale by Private Treaty.

WH28894 300721



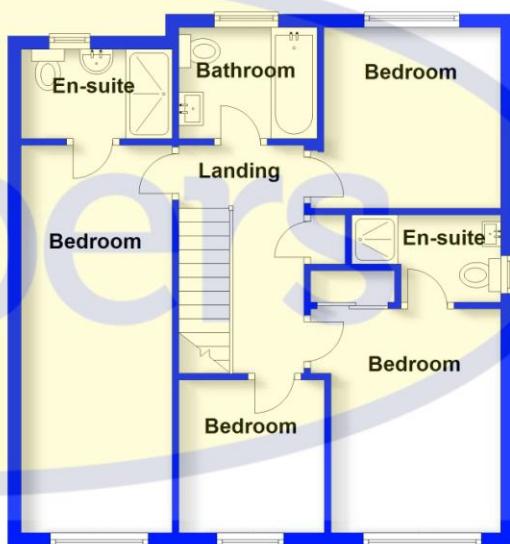
Ground Floor

Approx. 696.9 sq. feet



First Floor

Approx. 587.4 sq. feet



Total area: approx. 1284.3 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE

15' 9" x 14' 9" (4.8m x 4.5m)

KITCHEN/BREAKFAST ROOM

15' 9" x 14' 9" (4.8m x 4.5m)

UTILITY ROOM

8' 7" x 7' 3" (2.62m x 2.21m)

PLAY ROOM

10' 5" x 7' 5" (3.18m x 2.26m)

MASTER BEDROOM

19' 4" x 7' 3" (5.89m x 2.21m)

BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m)

BEDROOM THREE

8' 9" x 8' 8" (2.67m x 2.64m)

BEDROOM FOUR

7' 0" x 7' 7" (2.13m x 2.31m)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week.
Get in touch today!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.