



Helping *you* move



46 & 46a Bargates

A semi-detached House which is converted into four One Bedroom Self Contained Flats, all currently occupied by tenants, providing an immediate rental income for a new owner. No upward chain.

Offers in the Region of

£275,000

46 & 46a Bargates, Whitchurch, SY13 1LL

Overview

- Semi-Detached Period Property
- Converted into 4 One Bed Flats
- Close to Town Centre
- All flats having Living Areas, Kitchen or Kitchen Areas, and Bathrooms
- Character Features
- Some Upgrading Needed
- Gas Central Heating
- Mostly Double Glazed
- Each Flat is Council Tax Band A
- No Upward Chain



Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

46 & 46a Bargates is a substantial period property located in the centre of Whitchurch, which is split into 4 one bedroom self contained Flats, all currently occupied by tenants, providing an immediate rental income for a new owner. Having some character features, such as stained glass window at the front, a stained glass skylight on first floor landing, and high ceilings with coving and picture rails; the property would benefit from upgrading in some areas. All four flats have current gas and electrical certificates.



The accommodation comprises Entrance Hall with an attractive staircase to first floor, a further inner lobby leading to Flat 1 Ground Floor which has a living room with bay window facing onto Bargates, Kitchen with a rear entrance door, a Bedroom and Bathroom. Flat 2 Ground Floor has its own entrance door at the side of the building which leads in an open plan Kitchen/Diner/Living Room with a Bedroom and Bathroom. Flat 1 First Floor is a particularly light and airy flat having a bay window also overlooking Bargates, separate galley Kitchen, Bedroom with small room off and Bathroom, this flat also has a rear entrance door with steps leading down to rear yard. Finally Flat 2 First Floor has a Lounge with small room leading off, ideal for storage, Kitchen area, Bedroom and Bathroom.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Agents Note: We understand there is a flying freehold.

LOCAL AUTHORITY

All four flats are Council Tax Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Approaching into town from the London Road mini roundabout, take the second exit onto Bargates where the property can be found after a short distance on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but they 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 certificates (EPC) are available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH33860030823141223

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.



All measurements quoted are approximate:

Flat 1 Ground Floor

Lounge 15'5" x 12'7" (4.7m x 3.84m)
Kitchen 9'10" x 8'3" (3m x 2.51m)
Bedroom 12'10" x 8'8" (3.91m x 2.64m)
Bathroom 7'4" x 6'7" (2.24m x 2.01m)

Flat 2 Ground Floor

Lounge/Kitchen 13'10" x 14'5" (4.22m x 4.39m)
Bedroom 12'4" x 8' (3.76m x 2.44m)
Bathroom 13'10" x 4'1" (3.96m x 1.24m)

Flat 1 First Floor

Lounge 15'07" x 13'3" (4.75m x 4.04m)
Kitchen 12'11" x 4'3" (3.94m x 1.3m)
Bedroom 11'5" x 8'7" (3.48m x 2.62m)
Bathroom 8'8" x 4'7" (2.64m x 1.4m)

Flat 2 First Floor

Kitchen Area 13'10" x 5'11" (4.22m x 1.8m)
Lounge Area 13'10" x 8'2" (4.22m x 2.49m)
Bedroom 13'4" x 8'10" (4.06m x 2.69m)
Bathroom 7'8" x 4'6" (2.34m x 1.37m)

Energy Performance

Flat 1 Ground Floor EPC Rating E

Flat 2 Ground floor EPC Rating D

Flat 1 First Floor EPC Rating E

Flat 2 First Floor EPC Rating D

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! Tel: 01948 667 272

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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.