



Auction Guide Price £120,000-£140,000

1 Railway Terrace, Ellesmere, SY12 0BB

2 Bedrooms

1 Bathroom

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General Remarks

For sale by public auction on the 20th March 2025 at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Semi-detached two-bedroom house conveniently located within walking distance of the centre of the popular North Shropshire Lakeland town of Ellesmere. The property requires a scheme of modernisation and improvement with great potential for purchasers to tailor the accommodation in line with their requirements.

Location: The property is located within the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

Accommodation

Partly Glazed Upvc Entrance Door:

Small Entrance Hall with side window:

Living Room: 14' 4" x 12' 0" (4.36m x 3.67m) Open fireplace set on a tile hearth with tile surround and mantel, picture rail, understairs storage cupboard.

Kitchen/Dining Area: 15' 3" x 6' 9" (4.65m x 2.07m) range of matching wall and base units with worktop surface, stainless steel sink unit and drainer with cupboard below, partly tiled walls. Walk-in pantry with wall shelves.

Utility: 14' 1" x 10' 2" (4.29m x 3.09m) plumbing for washing machine, half glazed door leading to outside.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Separate WC: 5' 4" x 4' 9" (1.62m x 1.44m) low flush w.c.,

Staircase to first floor and landing area:

Bedroom One: 12' 1" x 10' 8" (3.68m x 3.26m) Built-in wardrobe, picture rail.

Bedroom Two: 10' 5" x 8' 9" (3.17m x 2.67m) Built-in wardrobe, picture rail.

Bathroom: 7' 10" x 6' 0" (2.39m x 1.82m) panel bath, pedestal wash hand basin with tile splash, low level flush w.c., heated towel rail.

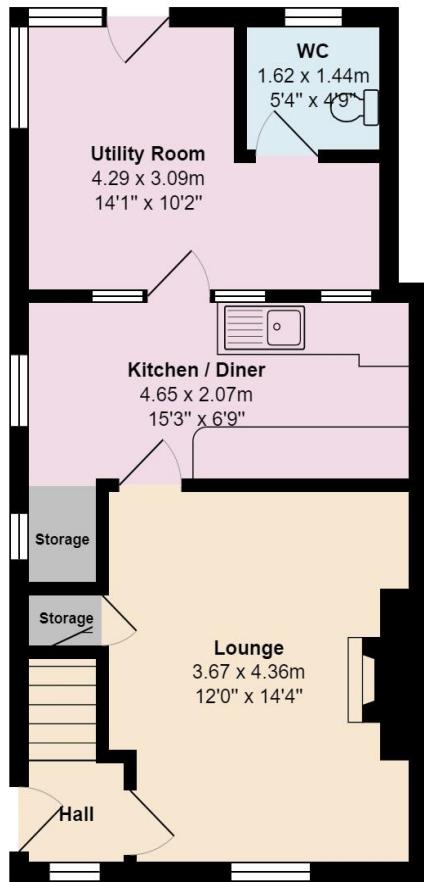
Outside: The property is approached through a single wooden gate with a pathway leading to the side and rear of the property. A side gate allows access to the enclosed rear garden which provides potential to develop to ones personal choice.

EPC Rating 21|F Council Tax Band 'A':

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 6789000

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: From the agent's office in the Square proceed along Cross Street to the mini roundabout. Take the first exit left and then turn immediately right



Ground Floor

into Brownlow Road. Proceed for a short distance and the property can be identified on the right-hand side by the agents for sale board.

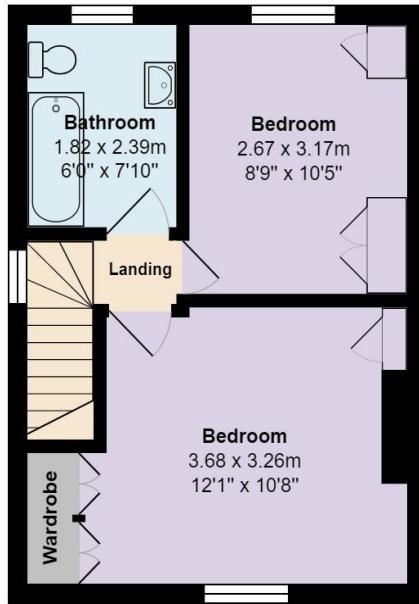
Buyers Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% inc. VAT. Subject to a minimum fee of £3,300.00 inc.VAT). For further details on fees payable please consult the legal pack.

Method Of Sale: The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 20th March 2025 with commencing at 2.00pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitor: Gough Thomas & Scott. 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ. Tel: 01691 622413. Contact: Hannah Tomley



First Floor

Total Area: 75.2 m² ... 810 ft²

All measurements are approximate and for display purposes only



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