



JONES PECKOVER

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Bank House, 17 High Street, Overton, LL13 0DT

- Five Bedroom Town House
- Sought-After Location
- Garage
- No Forward Chain
- Spacious & Versatile Accommodation
- Extensive Private Gardens
- Period Features
- Viewing Recommended

Nestled in the charming village of Overton, this impressive Grade II listed town house offers a unique opportunity for those seeking a spacious and characterful home. With five well-proportioned bedrooms, this property spans an impressive 1,894 square feet, providing ample room for family living or entertaining guests.

The property requires some cosmetic updating yet boasts many original features that add to its charm and character, making it a delightful place to call home.

One of the standout features of this property is the extensive private gardens, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the inclusion of a garage offers convenient storage and parking options, a valuable asset in this sought-after location.

Situated on the High Street, residents will benefit from the vibrant community and local amenities that Overton has to offer. With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this town house presents an exceptional opportunity in a desirable village setting.

SITUATION

The property is situated within the highly regarded and sought-after village of Overton on Dee and is within easy walking distance of all amenities. The village boasts excellent facilities and is conveniently close to Ellesmere and Wrexham, approximately 5 and 7 miles distant respectively. The centres of Chester and Shrewsbury are also within easy commuting distance and the area is surrounded by completely unspoiled countryside.

ENTRANCE HALL

Tiled floor, radiator, dado rail, staircase to first floor.

LOUNGE

14'9" x 12'7" (4.52 x 3.84)

Georgia style sash window, Adams style fire surround with marble inset and hearth, oak wood floor and radiator.

KITCHEN / BREAKFAST ROOM

14'0" x 9'8" (4.29 x 2.97)

Ceramic tiled floor, fitted kitchen, planned space for fridge and washing machine, oil fired Aga, stable door to rear garden, exposed ceiling timber

DINING ROOM

9'1" x 8'2" (2.77 x 2.49)

Wooden flooring, ceiling down lighters, a glazed sky light window

UTILITY ROOM / REAR PORCH

5'8" x 4'7" (1.73 x 1.40)

Ceramic tiled floor, plumbing space for a washing machine and tumble dryer, ceiling down lighters, door to outside

BEDROOM ONE

14'11" x 12'5" (4.57 x 3.81)

Georgian style sash window, Victorian style fireplace, radiator, two fitted wardrobes, telephone extension point and glazed double doors

BEDROOM TWO

14'11" x 11'3" (4.55 x 3.43)

Georgian style window, fitted wardrobe with full length mirrored sliding door housing hot water cylinder, Victorian fireplace, radiator

FAMILY BATHROOM

11'1" x 6'0" (3.40 x 1.83)

Natural wood floor, exposed ceiling timber, ceiling down lighters, 4 piece suite comprising a roll topped bath with mixer tap and shower attachment

BEDROOM THREE

14'11" x 12'4" (4.55 x 3.78)

Fitted carpet, Georgian style window, Victorian fireplace and a radiator

BEDROOM FOUR

14'11" x 11'1" (4.57 x 3.40)

Fitted with carpet, window to rear elevation overlooking the rear garden, radiator

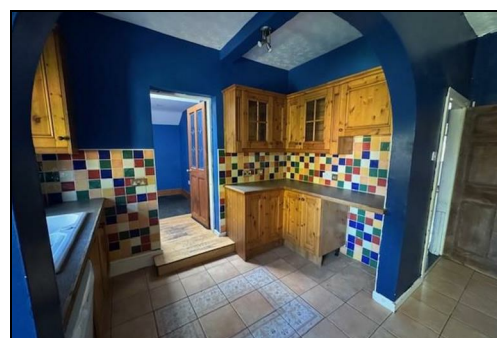
SHOWER ROOM

tiled enclosed shower cubicle with curtain, low flush WC, pedestal hand basin with a tiled splash and mirror over, radiator, exposed ceiling timber and roof light window

BEDROOM FIVE

14'0" x 10'11" (4.27 x 3.35)

Fitted carpet, exposed ceiling / wall timber, roof light window



CELLAR

oil fired boiler

SINGLE GARAGE

Access through double gates on to Dark Lane with a metal up and over front door, separate pedestrian door

GARDENS

Private and enclosed gardens lie to the rear with extensive lawns and sunny south facing patio area.

SERVICES

All mains services are connected, gas fired central heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of

them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

