

Town & Country

Estate & Letting Agents



20 Greyfriars, Oswestry, SY11 2DX

£210,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, three bedroom detached bungalow in an established residential area on the outskirts of Oswestry town. The property is in need of updating but would be ideal for those wanting space with good sized gardens, driveway, carport and garage. Oswestry is within easy reach along with larger towns and good road links. There is good public transport and shops nearby.

Directions

From our Willow street office take the Salop road out of town. Proceed along before turning left onto Middleton Road. Proceed to the roundabout and carry straight on before turning left into Greyfriars. The property will be seen on the right hand side identified by our for sale board.

Accommodation Comprises

Porch

The porch area is at the side of the property and has a tiled floor and leads to the front door.

Hallway

The hallway has laminate flooring, a radiator, glazed door and side panel, cloaks cupboard and doors leading off to all the rooms.

Lounge 14'6" x 11'5" (4.43m x 3.48m)



A good sized room having a window to the front, radiator, laminate flooring and a gas fire with hearth and wooden surround.

Kitchen 10'1" x 8'8" (3.08m x 2.66m)



The kitchen is fitted with a range of beech base and wall units with work surfaces over, stainless steel sink with a mixer tap over, integrated fridge, electric double oven with gas hob over and an integrated extractor fan, radiator, tiled floor, part tiled walls, a window to the side and a part glazed door to the

side leading out to the garden. There is also an airing cupboard with hot water tank and a door leading to the third bedroom.

Additional Photo



Bedroom Three 8'6" x 8'5" (2.60m x 2.59m)



Having a window to the front, radiator and laminate flooring.

Bedroom One 13'9" x 10'4" (4.21m x 3.16m)



A good sized double bedroom having a window to the rear overlooking the garden, radiator, laminate flooring and built in wardrobes with rails and shelving.

Additional Photo

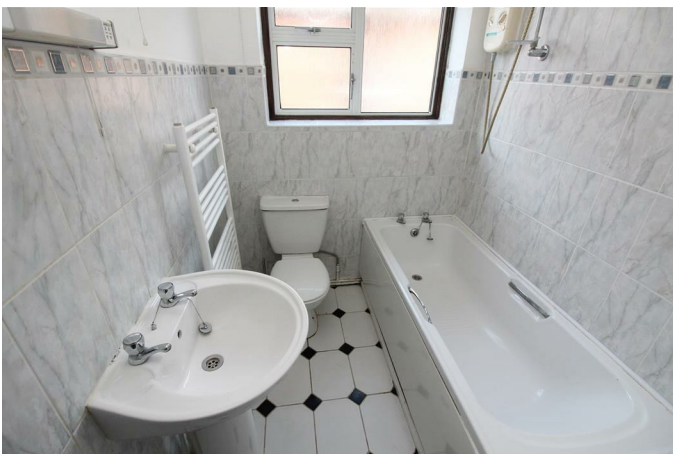


Bedroom Two 11'0" x 10'2" (3.37m x 3.12m)



Another generous double bedroom having a window overlooking the rear garden, radiator and laminate flooring.

Family Bathroom



The family bathroom is fitted with a paneled bath an electric shower over, a window to the side, low level w.c., wash hand basin, heated towel rail, part tiled walls, tiled flooring, shaver point, electric wall heater and an extractor fan.

Front Gardens

The property is accessed through two wrought iron

gates that lead onto the driveway. The gardens are lawned and shrubbed and extend around to the side.

Driveway and Carport



The driveway provides parking and leads to the carport which gives good shelter at the side of the house and leads to the garage.

Single Garage 16'3" x 8'5" (4.96m x 2.58m)

The garage has two timber doors to the front, power and lighting and a side personal door leading to the rear garden.

Rear Gardens



The good sized rear gardens have a patio area along the rear of the bungalow with lawned and shrubbed gardens beyond all enclosed by fencing. A pathway leads down the side of the property to the kitchen door.

Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

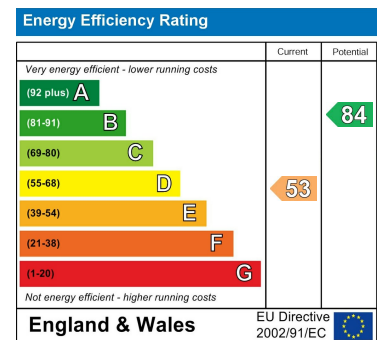
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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