

Town & Country

Estate & Letting Agents



4 Park Terrace, Oswestry, SY11 1JA

Offers In The Region Of £120,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this two bedroom cottage style property on the outskirts of the town with a modern kitchen and bathroom, double glazing and gas central heating. There is a garden and patio area to the front along with useful storage sheds to the rear. All amenities are close by including shops, schools and public transport. This property would make a great investment property. Oswestry town is a short walk away offering all amenities.

Directions

From Our Oswestry office proceed out of town on the Gobowen Road. Turn right onto Whittington Road and Park Terrace will be seen on the left hand side just before Colour Supplies.

Accommodation Comprises

Lounge 11'6" x 11'10" (3.52m x 3.62m)



The lounge has a window to the front, radiator, stairs off to the first floor, alcove cupboard and wall mounted contemporary electric fire. A door leads through to the kitchen.

Additional Photo



Kitchen/ Dining Room 11'6" x 9'10" (3.52m x 3.02m)



The kitchen is fitted with a lovely range of base and wall units in a modern grey style with solid wood block work surfaces over, a window to the rear, Belfast style inset sink with a mixer tap over, electric oven, ceramic hob, display cabinet, tiled floor, radiator, space for a fridge/ freezer and a stable style part glazed door leading out to the rear.

First Floor Landing

Having a loft hatch giving access to the loft. Doors lead to the bedrooms and bathroom.

Bedroom One 11'11" x 8'2" (3.65m x 2.51m)



Having a window to the front, radiator and large built in wardrobe with shelving and hanging rails.

Bedroom Two 6'11" x 6'11" (2.13m x 2.12m)



Having a window to the rear and a radiator.

Family Bathroom



The bathroom is fitted with a modern suite comprising a panelled bath with a mixer tap over, Triton electric shower over the bath, low level w.c., wash hand basin, part tiled walls, vinyl flooring, shaver light, radiator and an airing cupboard off with tank and shelving.

Front Gardens



The lovely front gardens have a barked area with lawn beyond. There is a garden shed and shrubbed borders all enclosed by fencing.

To The Rear



To the rear of the property there is a pathway which runs along the back of the terrace. There is a purpose built outhouse/ utility with two areas. One area has plumbing and space for appliances. There is outside lighting provided.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Services

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

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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 must 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.

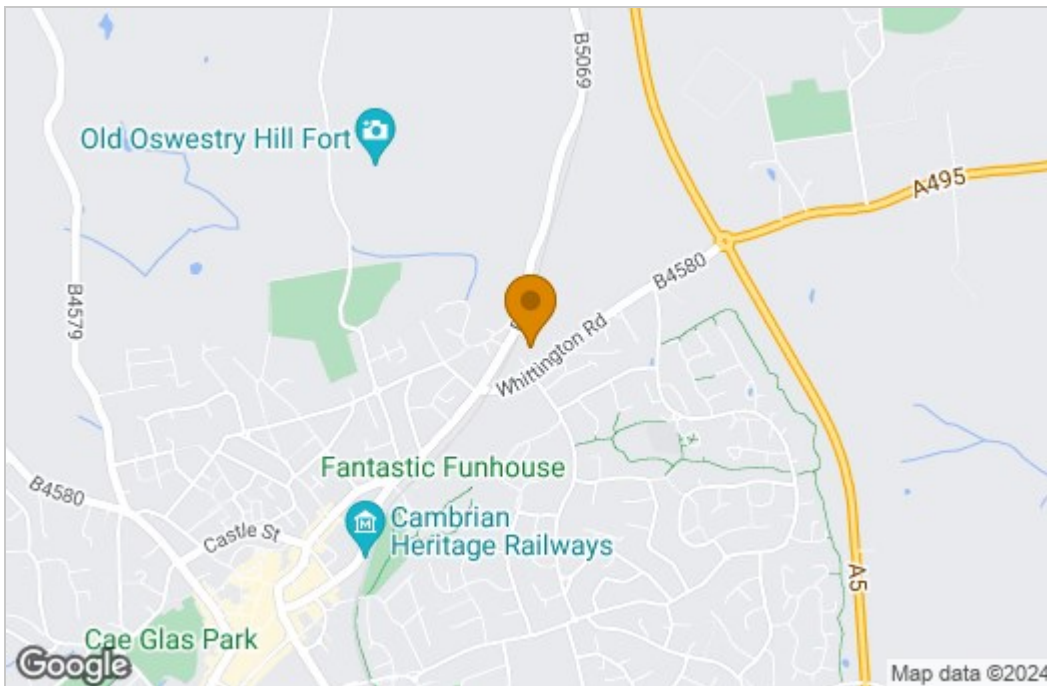
Tenure/Council Tax

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

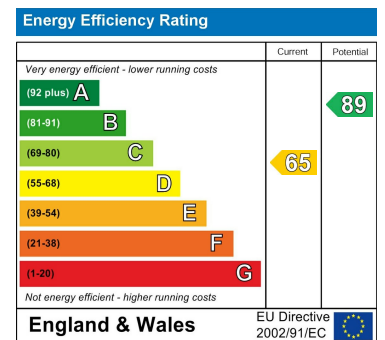
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Floor Plan

Area Map



Energy Efficiency Graph



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