

Town & Country

Estate & Letting Agents



43 Beresford Gardens, Oswestry, SY11 2SL

Offers In The Region Of £200,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate end mews bungalow situated in a much sought after location within walking distance of the town. The property has a modern kitchen and bathroom along with two double bedrooms, spacious lounge and a large conservatory. There is a good sized rear garden and off road parking. Oswestry is a short walk away offering all local amenities including shops, doctors and public transport.

Directions

From our office in Oswestry proceed up Willow Street turning left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take the first left onto Beresford Gardens. Follow the road around where number 43 will be identified in the far left hand corner.

Hall

Having a tiled floor, part glazed door to the front and radiator. A door leads through to the lounge.

Lounge 10'2" x 16'7" (3.12m x 5.07m)



A good sized lounge with a square bay window to the front, coved ceiling, two windows to the side and two radiators. Doors lead through to the kitchen and the inner hall.

Kitchen/Dining Room 12'11" x 8'11" (3.96m x 2.72m)



The well appointed kitchen/ dining room has a good range of modern base and wall units with granite style worktops over and tile effect laminate flooring. Stainless steel splashback, single bowl sink and mixed tap. Appliances include; electric oven. ceramic hob, chimney style extractor fan, integrated fridge/freezer and integrated dishwasher. Plumbing available for a dishwasher. Window to the rear and part glazed door to the rear leading to the conservatory.

Inner Hall

Having a linen cupboard off with gas fired boiler and shelving, doors through to the bedrooms and the bathroom.

Conservatory 16'9" x 8'9" (5.11m x 2.67m)



Having tile effect laminate flooring and dwarf walls. Radiator. French doors leading to the rear garden.

Additional Photo



Bedroom One 9'0" x 10'4" (2.76m x 3.17m)



Having a coved ceiling, window to the front, telephone point, radiator and built in wardrobes.

Bedroom Two 10'3" x 9'9" (3.14m x 2.98m)



Another double bedroom having a coved ceiling, built in wardrobe and bedside cabinet. French doors lead to the conservatory. Radiator.

Bathroom



The Bathroom has a double step in shower cubicle with mains shower with two shower heads, W/C, wash hand basin on a vanity unit with a mixer tap over and a tiled floor, part tiled walls, shaver point, heated towel rail and an extractor fan

Front Garden

There is a small shrubbed garden with a pathway to front door.

Rear Garden



The good sized rear garden has a paved patio with artificial lawns , shed, gated side access, tap and fence panelling.

There is allocated parking space to the side for two vehicles.

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, 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 B.

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.

Services

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

Hours Of Business

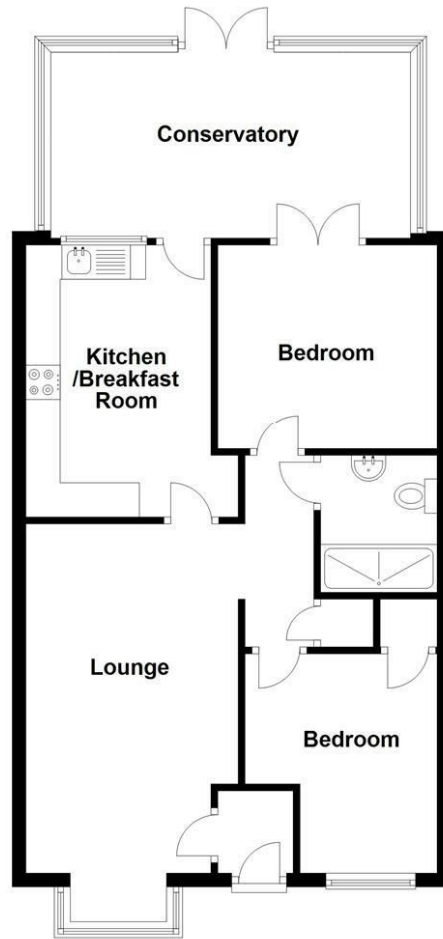
Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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

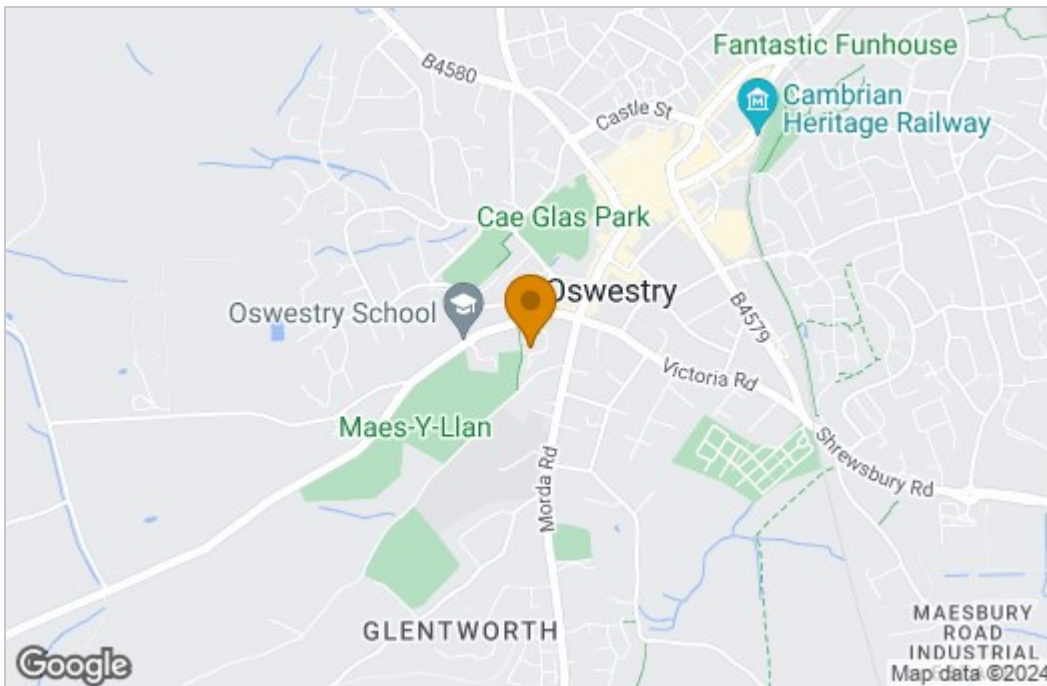


Ground Floor

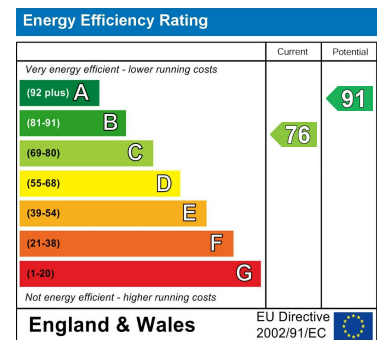
Approx. 70.5 sq. metres (758.5 sq. feet)

Total area: approx. 70.5 sq. metres (758.5 sq. feet)

Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk