

Town & Country

Estate & Letting Agents



8 Park Terrace, Off Whittington Road, Oswestry, SY11 1JA

£85,000

WITH NO CHAIN!!! Town and Country Oswestry offer this two bedroom terraced property located on the edge of Oswestry town. The property offers great potential and is in need of a full scheme of updating (further details can be provided upon request). The accommodation comprises lounge, kitchen/ dining room, two bedroom and a family bathroom. There is upvc double glazing and gas central heating along with a garden to the front and a yard area at the back. An ideal buy to let or first time buyer property with all amenities close at hand.

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.

Lounge 11'3" x 11'10" (3.45m x 3.62m)



Having a window to the front, stairs off to the first floor, part glazed door to the front, radiator and wood fire place.

Kitchen/Dining Room 11'3" x 9'10" (3.45m x 3m)



Fitted with base and wall units with work surfaces over, space for cooker, plumbing for washing machine, part tiled walls, stainless steel sink with a mixer tap, window to the rear, part glazed door to the rear, radiator and wall mounted Worcester Boiler.

Additional Photo



Landing

Having a loft hatch and doors through to the bedrooms and the bathroom.

Bedroom One 11'11" x 11'3" (3.64m x 3.45m)



Having a window to the front, radiator and telephone point.

Bedroom Two 5'6" x 9'10" (1.7m x 3.01m)



Having a window to the rear, radiator and a coved ceiling.

Bathroom



The bathroom is fitted with a three piece suite comprising a panel bath, W/C, wash hand basin, window to the rear, part tiled walls, Mira electric shower over the bath, vinyl flooring and a linen cupboard off.

Front Garden



To the front of the property there is a good sized lawned area enclosed by fence panelling.

Rear Garden



To the rear of the property there is a yard area with garden shed.

Additional information from the Vendors

This property is priced at £85,000 due to the improvements required. Please contact our sales office if you'd like any further information. Tel: 01691 679631.

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 A.

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

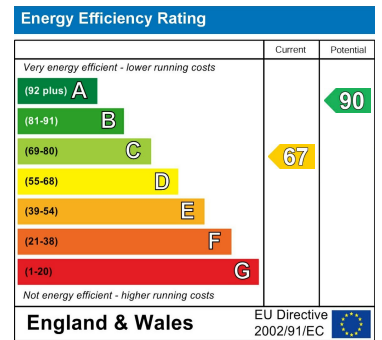
their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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