

Town & Country

Estate & Letting Agents



26 Vyrnwy Place, Oswestry, SY11 1PA

Offers Around £54,000

Town and Country Oswestry offer this one bedroom ground floor apartment in a convenient area of Oswestry within walking distance of the town. The property would make an ideal buy to let property or a first time buy. There is off road parking to the side along with a small garden. The accommodation offers porch, hallway, kitchen, lounge, bedroom and bathroom. The property has electric heating and double glazing along with a garden and off road parking. Oswestry offers all day to day amenities with good road links to larger towns and cities.

Directions

From our Oswestry office proceed up Willow street and turn right onto Oakhurst Road. Take the first turning right onto Liverpool Road West and then second right into Vyrnwy Place where the property will be found on the right at the bottom of the road.

Porch

Having a part glazed door to the rear, built in storage cupboard and a part glazed door leading into the hallway.

Hallway

With doors to all the rooms and an airing cupboard with tank and shelving.

Kitchen 9'6" x 4'7" (2.91m x 1.40m)



With base and wall units, space for appliances, plumbing for washing machine, vinyl flooring, steel sink and drainer unit, part tiled walls and a window to the rear.

Bathroom



Fitted with a three piece suite in white comprising of a panelled bath with a Triton electric shower over, W/C and wash hand basin with tiled splashback, extractor fan and a wall heater.

Lounge 12'5" x 9'6" (3.81m x 2.90m)



A bright good sized room having a tv point, storage heater and a patio door to the front.

Bedroom 9'3" x 9'3" (2.84m x 2.83m)



With a window to the front and a built in wardrobe.

Rear Garden



With off road parking for one vehicle and a small lawned garden.

Lease Length



We are informed that the property is subject to a 99 year lease effective from 7th October 1981. There is therefore 56 years remaining on the lease. All prospective purchasers are asked to give this consideration when looking at finance for the purchase.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Services

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

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](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

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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.

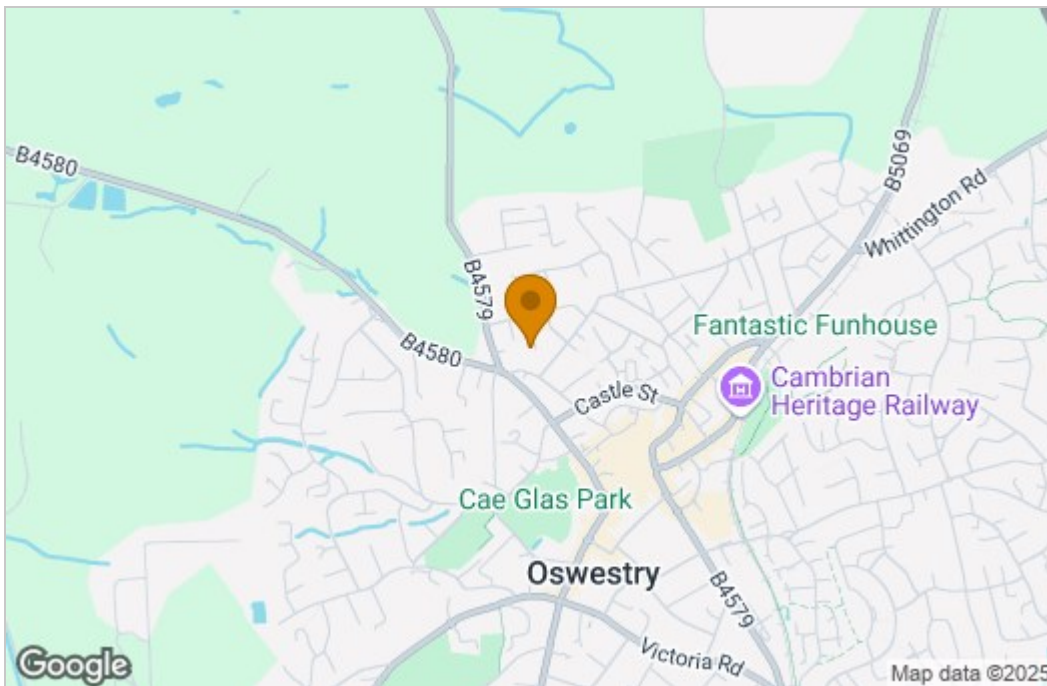
Tenure/Council Tax

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

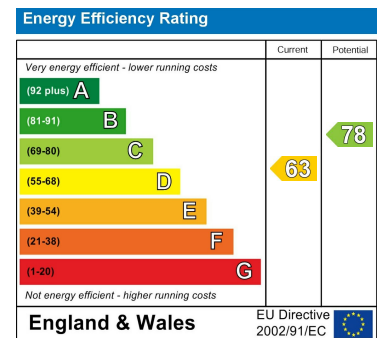
The Council tax is payable to Shropshire County Council and is in Band A.

Floor Plan

Area Map



Energy Efficiency Graph



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