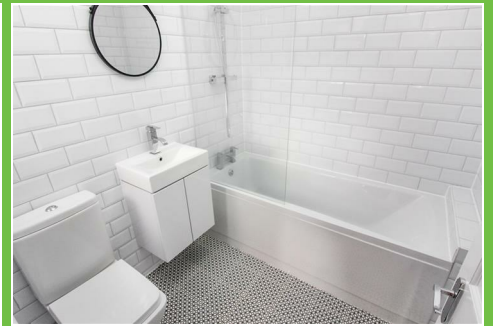
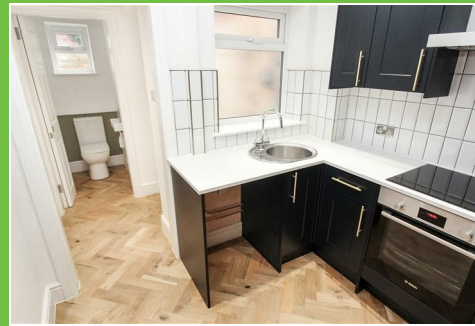


# Town & Country

Estate & Letting Agents



5 King Street, Oswestry, SY11 1QX

£775

Town and Country Oswestry offer this truly immaculate double fronted 'Turn Key' property updated and renovated to a superb standard. The property has two bedrooms and two reception rooms. All rentals require one months rent in advance and one months damage deposit. All deposits are held within the Deposit Protection Service (Custodial)

### Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along to the T Junction. Turn left onto the one way system and follow the road around and back into the town. Take a right turning into King Street where the property will be found on the left hand side.

### Accommodation Comprises

The property has undergone a full scheme of renovation and updating to include full electrics, plastering, new kitchen, new bathrooms, new windows and heating system. The property is complimented by stunning parquet flooring and new carpeting throughout.

### Lobby

The lobby is accessed from the front part glazed upvc door and opens out onto the dining/ sitting room. The staircase leads off to the first floor.

### Lounge 10'0" x 10'1" (3.07m x 3.09m)



The lounge has a window to the front, radiator, spotlighting, newly fitted carpet and a built in storage cupboard within the alcove.

### Additional Photograph



### Dining Room/ Sitting Room

A lovely bright room having beautiful parquet block flooring, a window to the front, built in storage cupboard, radiator and an archway leading through to the kitchen.

### Additional Photo



### Additional Photo



### Kitchen 8'0" x 7'1" (2.45m x 2.18m)

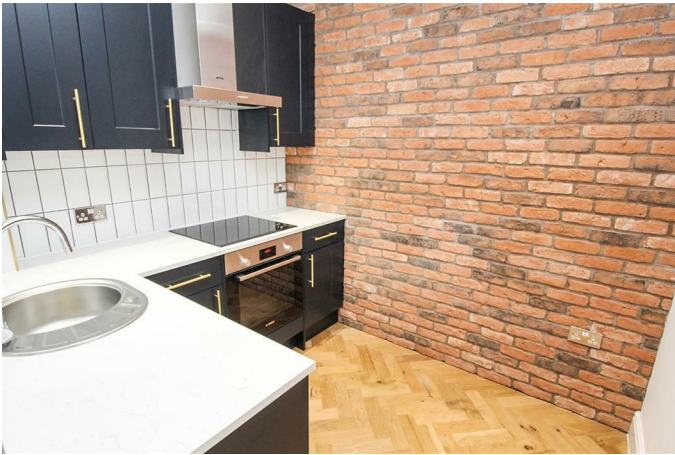


The well appointed kitchen is fitted with a range of modern base and wall units with contrasting work surfaces over, stainless steel sink with a mixer tap over, space and plumbing for a washing machine, integrated electric oven with a electric hob over and chimney style extractor fan, beautiful parquet flooring, a window to the side, radiator and a feature exposed brick wall. The rear lobby off the kitchen has a part glazed door leading to the courtyard, parquet flooring and a door to the ground floor cloakroom.

### Additional Photo



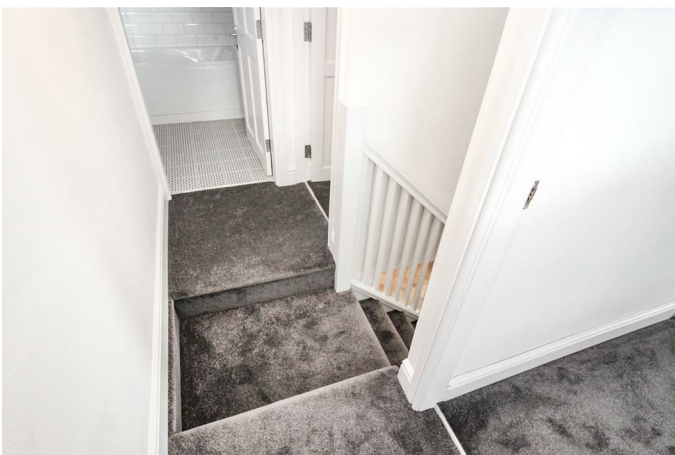
### Additional Photo



### Cloakroom

The cloakroom is fitted with a low level w.c., a window to the rear, wash hand basin and continuation of the parquet flooring.

### First Floor Landing



The first floor landing has a window to the side and doors leading to the bedroom and bathroom.

### Bedroom One 13'3" x 10'2" (4.04m x 3.11m)



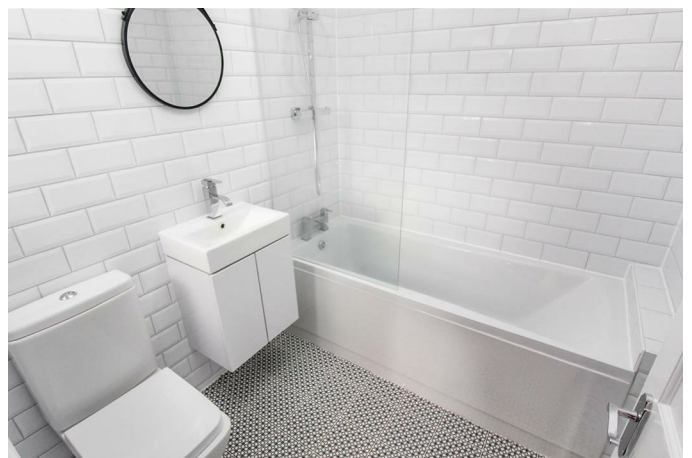
The first double bedroom has a window to the front, radiator and access to the loft.

### Bedroom Two 10'1" x 10'1" (3.09m x 3.09m)



The second double bedroom has a window to the front, radiator and a built in wardrobe offering good storage and housing the gas fired central heating boiler.

### Family Bathroom



The lovely, modern bathroom is fitted with a white suite comprising a panelled bath with shower attachment over and a screen, low level w.c., wash hand basin, window to the side, heated towel rail, part tiled walls, vinyl flooring and an extractor fan.

## To The Rear



To the rear of the property there is a low maintenance enclosed court yard with gated access leading to the passageway leading to the front of the property.

## Additional Photograph

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To Book a Viewing

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

### Council Tax

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

The EPC rating for the property is C.

### 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

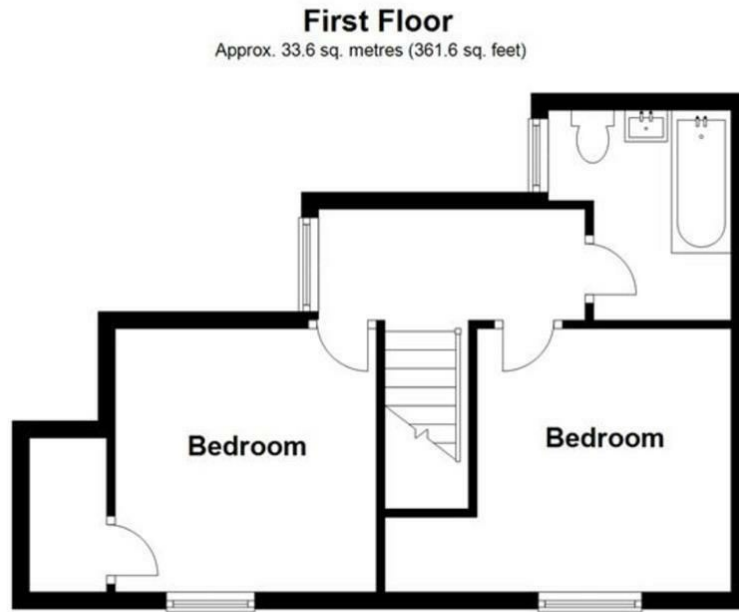
### Additional Information

We would like to point out that all measurements,

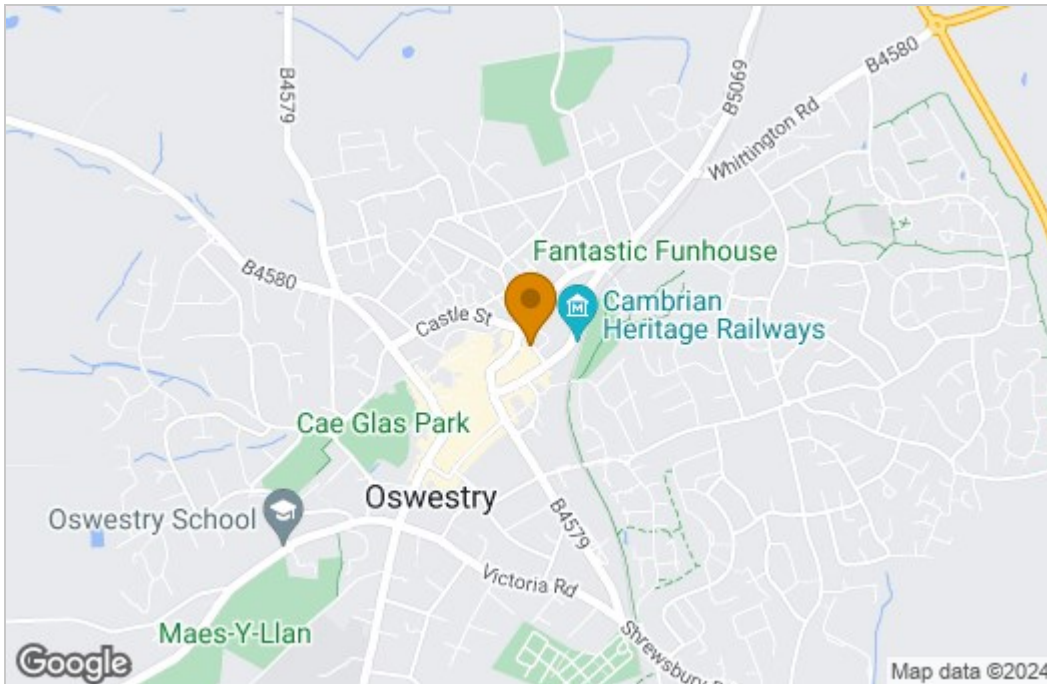
floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

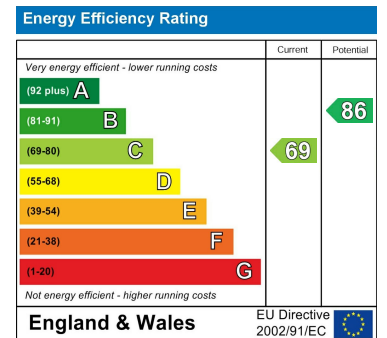
# Floor Plan



# Area Map



# Energy Efficiency Graph



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

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