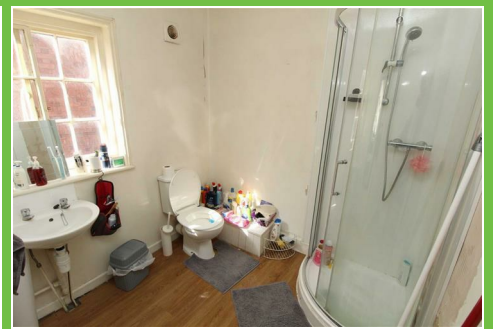


# Town & Country

Estate & Letting Agents



7 - 9 Chapel Street, Oswestry, SY11 1LF

**Auction Guide £170,000**

FOR SALE BY PUBLIC ONLINE AUCTION ON 29TH AUGUST 2024, bidding starts at 5.30pm. A great prospect for investors, TWO SEMI DETACHED PERIOD PROPERTIES, each with tenants. Both properties offer three bedrooms and are set over three floors. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

### Directions

From our office proceed up Willow Street and turn right onto Castle Street. Proceed along and take the first right onto Chapel Street where the property will be found on the left hand side.

### Accommodation Comprises

#### No 7 Chapel Street

#### Lower Ground Floor

The lower ground floor is accessed from the road along a pathway at the side.

#### Kitchen 9'10" x 9'6" (2.99 x 2.89)



Having base and wall units with work surfaces over, tiled floor, plumbing for a washing machine, stainless steel sink with a mixer tap over, extractor fan, part tiled walls and a door through to the inner hallway.

#### Inner Hallway

With stairs leading to the first floor and doors to the kitchen and lounge.

#### Lounge 12'8" x 11'11" (3.86 x 3.63)



Having a window to the front, brick fireplace and a radiator. An archway leads through to the dining room.

#### Dining Room 10'1" x 6'6" (3.07 x 1.99)

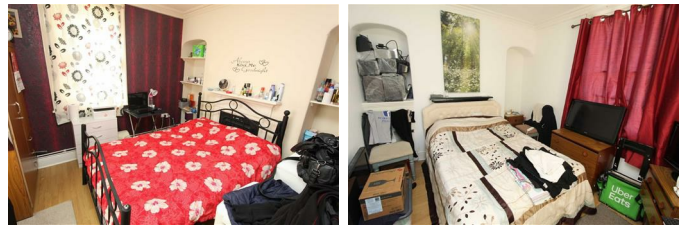


Having a velux window and glazed doors to the rear courtyard.

#### Ground Floor

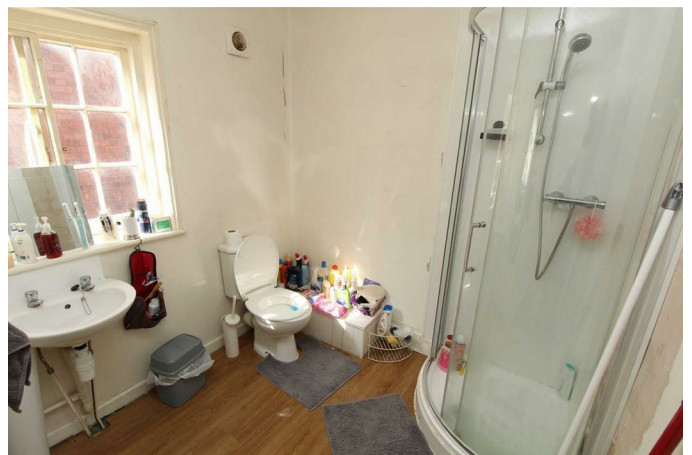
The ground floor can be reached from the main front door off the street.

#### Ground Floor Bedroom 10'10" x 9'6" (3.29 x 2.90)



Having a window to the front, fireplace and a radiator.

#### Bathroom



Fitted with a three piece suite, radiator and a window to the side.

#### First Floor Landing

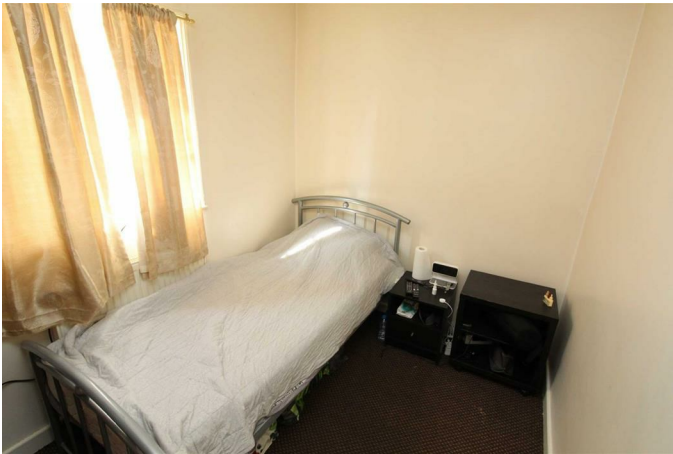
Leading to the two first floor bedrooms.

### Bedroom Two 12'9" x 10'10" (3.89 x 3.30)



Having a window to the front, fitted wardrobes and a radiator.

### Bedroom Three 9'0" x 7'1" (2.75 x 2.16)



Having a window to the side and a radiator.

### Outside

There is an enclosed yard area at the side of number 7 Chapel Street with a secure gate.

### No 9 Chapel Street

### Lower Ground Floor

The lower ground floor is accessed from the road along a pathway at the side.

### Kitchen 12'10" x 8'9" (3.93 x 2.69m)



having base and wall units with work surfaces over, tiled floor, plumbing for a washing machine, stainless steel sink with a mixer tap over, extractor fan, part tiled walls and a door through to the inner hallway.

### Inner Hallway

Having a tiled floor, stairs to the first floor and a door through to the lounge.

### Lounge 12'8" x 11'11" (3.87 x 3.65m)



Having a window to the front, laminate flooring, beamed ceiling, built in cupboard and a radiator. An archway leads through to the dining room.

### Dining Room 8'1" x 6'3" (2.47 x 1.93m)

With laminate flooring and glazed doors to the rear courtyard.

### Ground floor

The ground floor can be accessed from the main front door off the street.

### Ground Floor Bedroom 10'9" x 9'5" (3.28 x 2.89m)

Having a window to the front, laminate flooring and a radiator.

## Bathroom

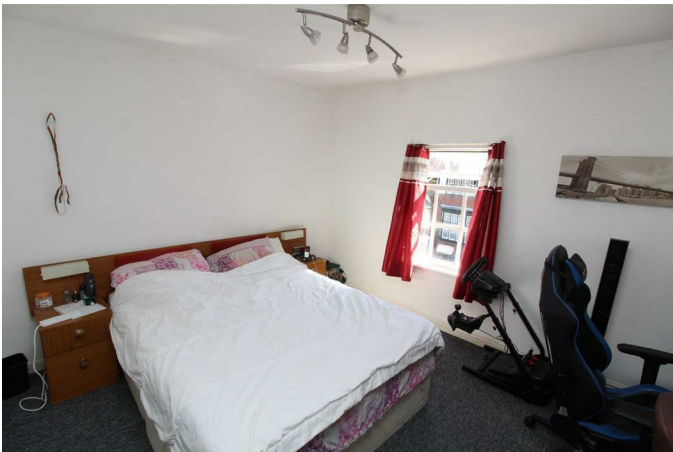


Fitted with a three piece suite comprising a shower cubicle, low level W/C, heated towel rail, extractor fan, vinyl flooring and a window to the side.

## First Floor Landing

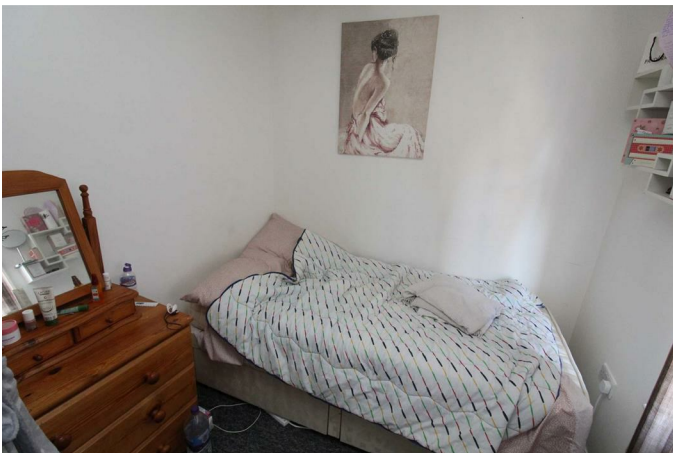
Leading to the two first floor bedrooms with laminate flooring.

## Bedroom Two 12'9" x 10'10" (3.89 x 3.31m)



Having a window to the front and a radiator.

## Bedroom Three 9'1" x 7'1" (2.79 x 2.17m)



Having a window to the side and a radiator.

## Outside

There is an enclosed block paved yard area at the side of Number 9 with a secure gate.

## Information from the Vendor

Both properties are currently let to tenants on an AST. The current rent is £600 per month per property.

## 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 each property to be in Band C.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## Guide Price and Reserve Price

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## 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.

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.

## Town and Country Services

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

### **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.

### **Additional Information**

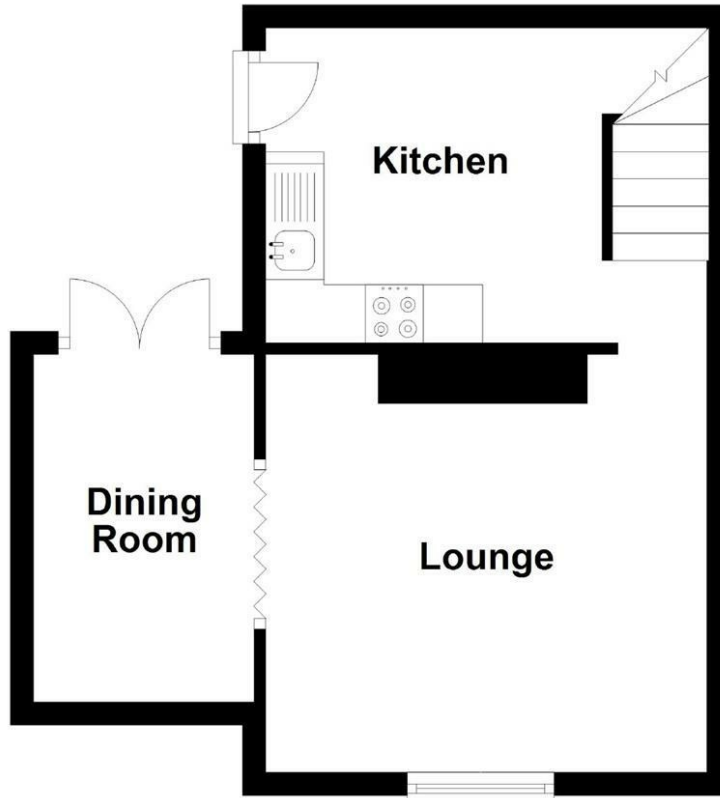
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

### Lower Ground Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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