

# Town & Country

Estate & Letting Agents



**2 Vyrnwy Road, Oswestry, SY11 1NP**

**Auction Guide £70,000**

GUIDE £70,000 - £75,000. TO BE SOLD AT AUCTION ON 31st OCTOBER 2024. A SUPERB DEVELOPMENT AND INVESTMENT OPPORTUNITY. Town and Country Property Auctions are pleased to present this three bedroomed end terraced property in need of complete renovation. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property. Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5000 plus vat).

### Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Turn left onto Oak Street then right onto York Street. Follow the road around onto Liverpool Road and take the first turning on the left onto Vyrnwy Road. The property will be found on the left hand side identified by our auction board.

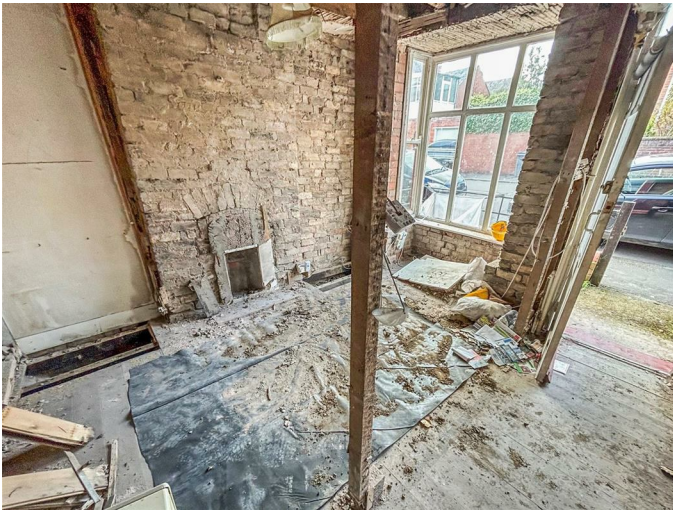
### Accommodation Comprises

The property has been internally stripped back to the bare brick work in readiness for the next phase of renovation.

### Hallway

The hallway has a part glazed door to the front.

### Lounge 14'7" x 12'2" (4.45m x 3.71m)



Having a bay window to the front.

### Dining Room 12'0" x 11'11" (3.68m x 3.65m)



Having a window to the rear, stairs off to the first floor and a door through to the kitchen.

### Kitchen 10'11" x 7'3" (3.33m x 2.22m)



The kitchen has a window to the side, part glazed door to the side and a sink unit. A door leads through to the bathroom.

### Bathroom



The bathroom has a panel bath, wash hand basin, low level w.c. , shower over the bath, a window to the side and an electric heater.

### First Floor

The landing gives access to the three bedrooms.

### Bedroom One 12'2" x 11'9" (3.72m x 3.60m)



Bedroom one has a sash window to the front.

### Bedroom Two 12'2" x 11'6" (3.71m x 3.52m)



Bedroom two has a sash window to the rear.

### Bedroom Three 10'5" x 7'6" (3.20m x 2.30m)



Bedroom three has a sash window to the rear.

### To The Outside



To the outside there is a small courtyard to the front with a path to the front door. To the rear there is a lean to store off the kitchen with an enclosed garden area in need of attention.

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

### To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will

only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

### **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/leasehold, although purchasers must make their own enquiries via their solicitor.

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

### **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 2.00pm

### **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.

### **Additional Information**

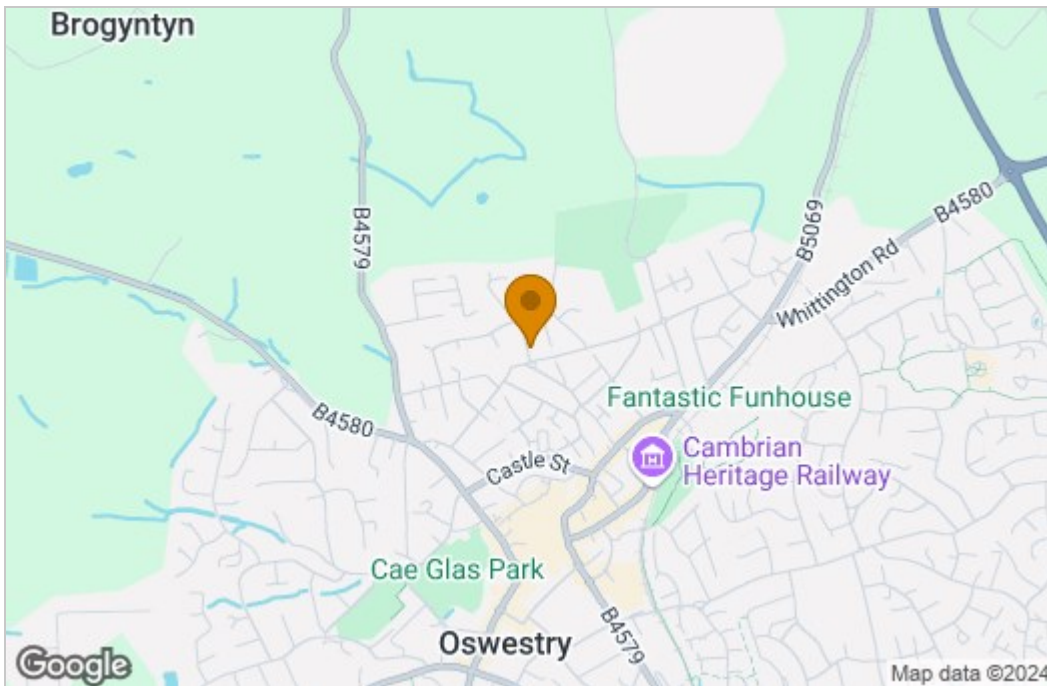
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

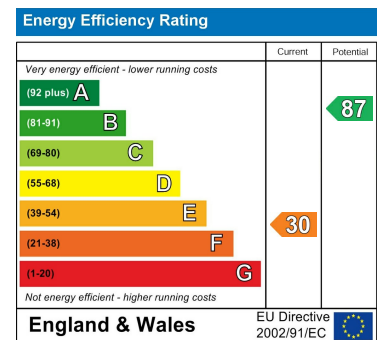
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

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