

Town & Country

Estate & Letting Agents



27 Ascot Road, Oswestry, SY11 2RE

Offers In The Region Of £195,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to bring to the market this three bedroom semi-detached home located on Ascot Road on the outskirts of the town of Oswestry. This property is in need of some improvement offering the exciting opportunity to make it your own. The house features three bedrooms, lounge, kitchen dining/room and a bathroom. The low maintenance rear garden offers a lovely outdoor space whilst the driveway offers off road parking. Situated in Oswestry, this home is conveniently located near all amenities, schools, and transport links, making it a practical choice for those seeking convenience.

Directions

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the one way system along Beatrice Street onto Gobowen Road. Turn right onto Whittington Road. Proceed along and turn right onto Harlech Road and continue to the roundabout. Proceed straight over and take the first left onto Ascot Road where the property will be found on the left hand side identified by our board.

Accommodation Comprises:

Hallway

With a part glazed door to the front, vinyl flooring, a radiator, stairs leading to the first floor, a door to the cloakroom, under stairs cupboard and doors to the kitchen and lounge.

Cloakroom

Having a window to side, radiator, corner wash hand basin, w/c and vinyl flooring.

Kitchen/Dining Room 8'3" x 14'11" (2.52m x 4.56m)



With a window to front, the kitchen is fitted with a range of base and wall units with worktops over, plumbing for a dishwasher, plumbing for a washing machine and space for tumble drier. Fitted with a Russell Hobbs electric oven, gas hob and an extractor fan over. There are part tiled walls, a radiator, vinyl flooring and spot lighting.

Additional Photograph



Lounge 14'6" x 10'9" (4.43m x 3.29m)



A good sized room with patio doors to the rear leading onto the conservatory, a radiator and an open reach point.

Conservatory 11'1" x 7'7" (3.39m x 2.33m)



The fully glazed conservatory has tiled flooring and wall lights. A door leads out to the rear garden.

Landing



Having a window to the side, loft hatch providing access to the roof space and a built in cupboard with the gas fired boiler. Doors lead off to the bedrooms and the bathroom.

Bedroom One 12'7" x 8'4" (3.85m x 2.55m)



A double room with a window to the rear and a radiator.

Bedroom Two 8'3" x 10'7" (2.53m x 3.25m)



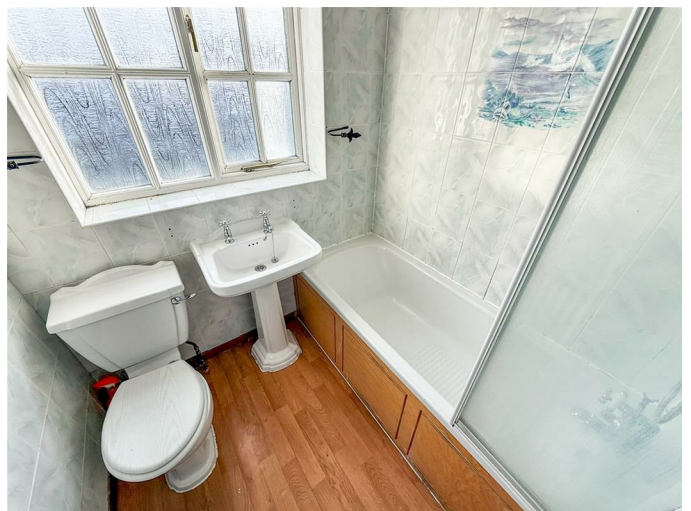
A second double bedroom with a window to the front and a radiator.

Bedroom Three 6'0" x 8'1" (1.85m x 2.47m)



Having a window to the rear and a radiator.

Bathroom



Benefitting from a panelled bath with a mixer tap and with two shower heads and a bifold screen over the bath. A wash hand basin, w/c, and a heated

towel rail. The bathroom has a window to the front, and is fully tiled with vinyl flooring and an extractor fan.

Front Garden



The private driveway leads down to the property with private parking and turning space for several vehicles leading to the garage. The garden is lawned with fence boundaries and a gate leading to the open space to the side. A gate gives access to the rear garden and a pathway leads to the front door.

Rear Garden

The good size rear garden has a patio running along the road, with shrubbed areas.

decked and paved area and is enclosed by fence panelling with a shed for garden storage.

Additional Photo



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 B.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

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.

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.

Additional Information

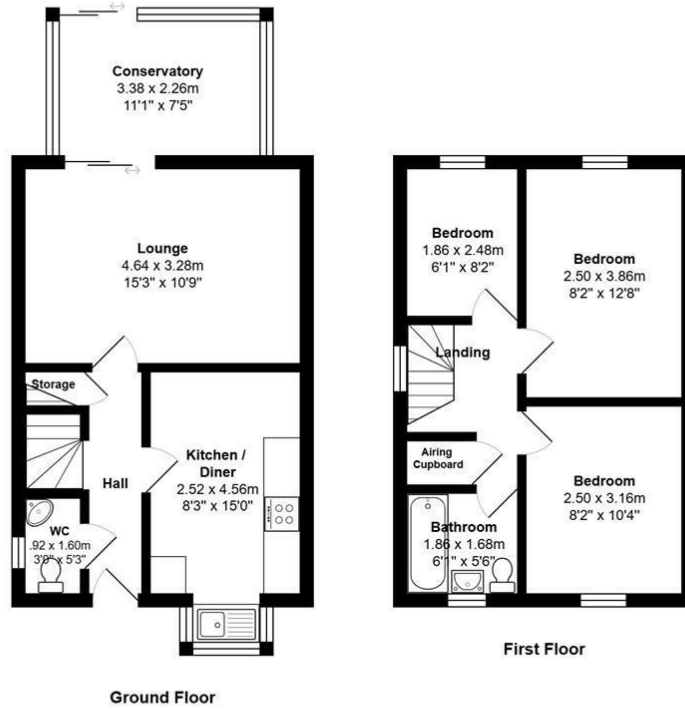
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

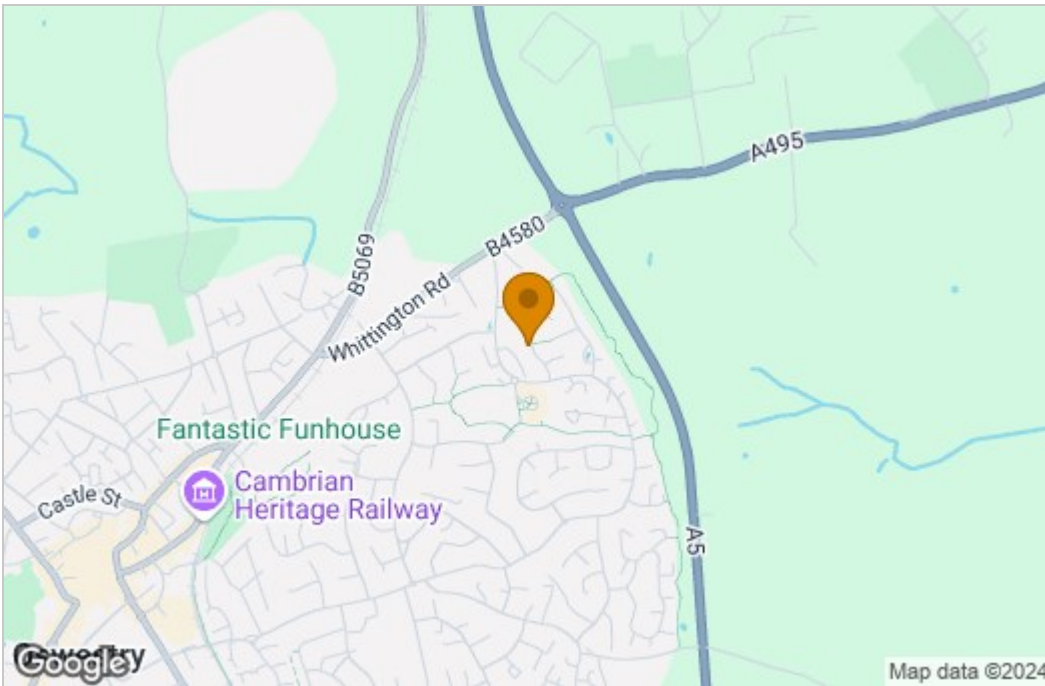
27, Ascot Road, Oswestry, SY11 2RE



Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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