

Town & Country

Estate & Letting Agents



18 Lorne Street, Oswestry, SY11 1NE

Offers In The Region Of £120,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased offer this recently updated two bedroom mid terraced house to the market. The property comprises a lounge, kitchen/ breakfast room, utility, two bedrooms and a bathroom. There is a small enclosed yard area to the rear. The property also benefits from upvc double glazing and gas fired central heating. Oswestry town centre is a five minute walk from the property and has all daily amenities. A perfect investment buy or first property for first time buyers!

Directions

From our office on Willow Street proceed along and take the first right turn onto Castle Street. Continue on Castle street and take the second left onto Prince Street, follow Prince Street which leads onto Lorne street and the property will be seen on your left hand side.

Accommodation Comprises



Lounge 12'5" x 10'3" (3.81m x 3.14m)



The lounge has a part glazed door and a window to the front. The room has alcove cupboards and shelving, a radiator and a door leading through to the kitchen.

Additional Photo



Kitchen/ Breakfast Room 10'1" x 9'3" (3.08m x 2.82m)



The kitchen has a tiled floor and is fitted with a range of base units with oak block style worktops over. There is a stainless steel sink with a mixer tap over, space and plumbing for appliances, tiled flooring and aqua panelled walls. The kitchen leads through to the utility area.

Additional Photo



Utility Room 5'9" x 7'4" (1.76m x 2.25m)



Leading on from the kitchen the utility room has vinyl flooring with a window to the rear. There is a part glazed door to the rear and stairs leading off to the first floor.

Landing



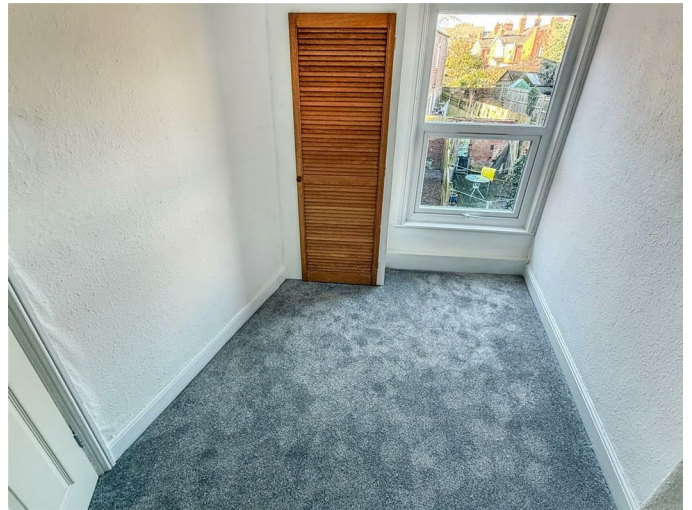
The landing has a loft hatch and doors leading off to each of the bedrooms, the bathroom and cloakroom.

Bedroom One 9'2" x 11'10" (2.81m x 3.63m)



This double bedroom has a window to the front and a radiator.

Bedroom Two 6'8" x 10'8" (2.05m x 3.27m)



The second bedroom has a window to the rear with a radiator and an airing cupboard off with an Ideal classic gas fired boiler.

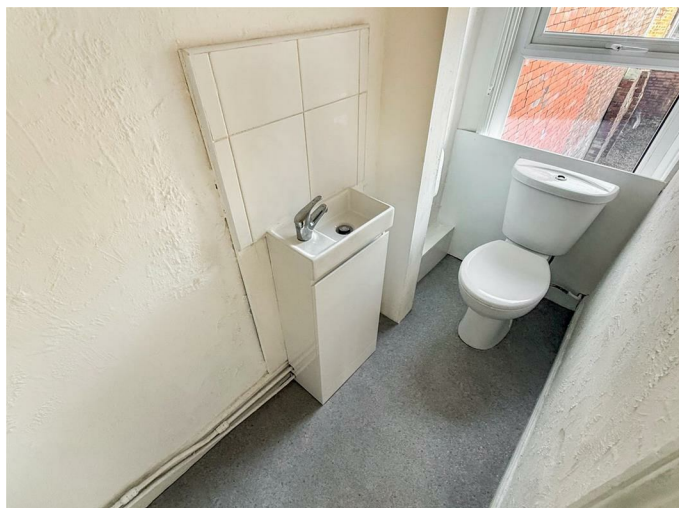
Bathroom 10'9" x 5'9" (3.28m x 1.77m)



The modern bathroom has vinyl flooring with a

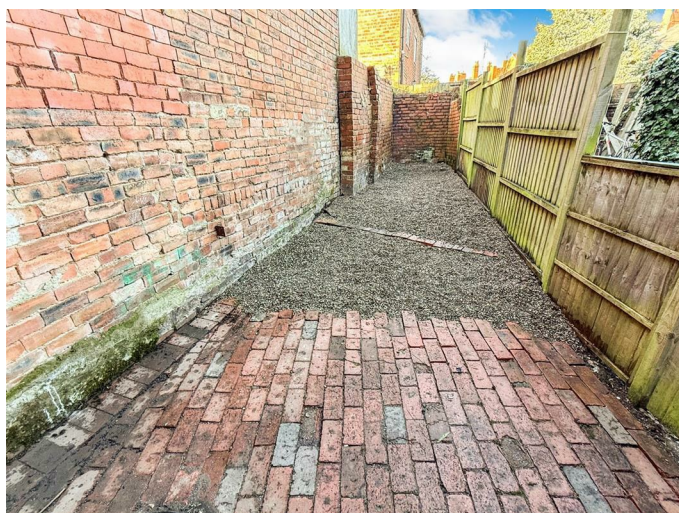
panelled bath and w/c. There is a window to the front, a radiator and a useful linen cupboard.

Cloakroom



The cloakroom has a window to the rear with a wash hand basin on a vanity unit with a mixer tap over. A w/c, radiator and vinyl flooring.

Rear Garden



The rear garden has a block paved patio area with a low maintenance gravelled garden area enclosed by fence panelling. There is also side pedestrian access.

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 A.

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

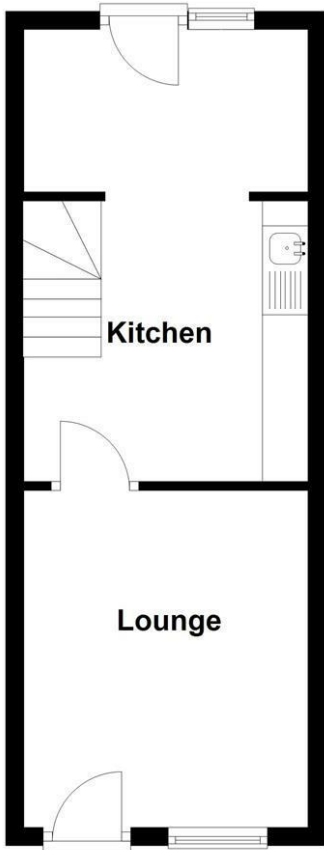
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

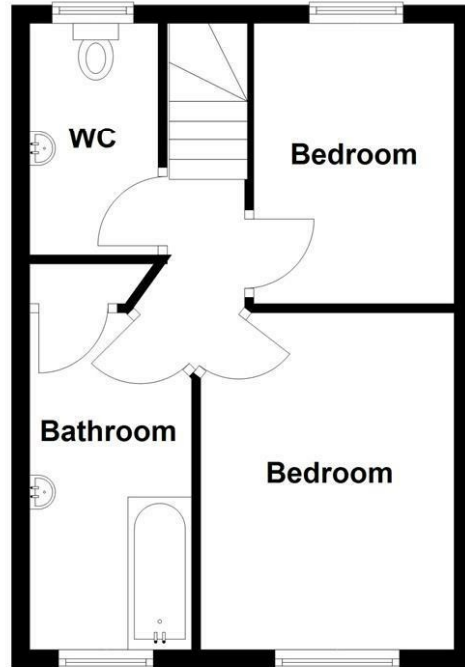
Ground Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



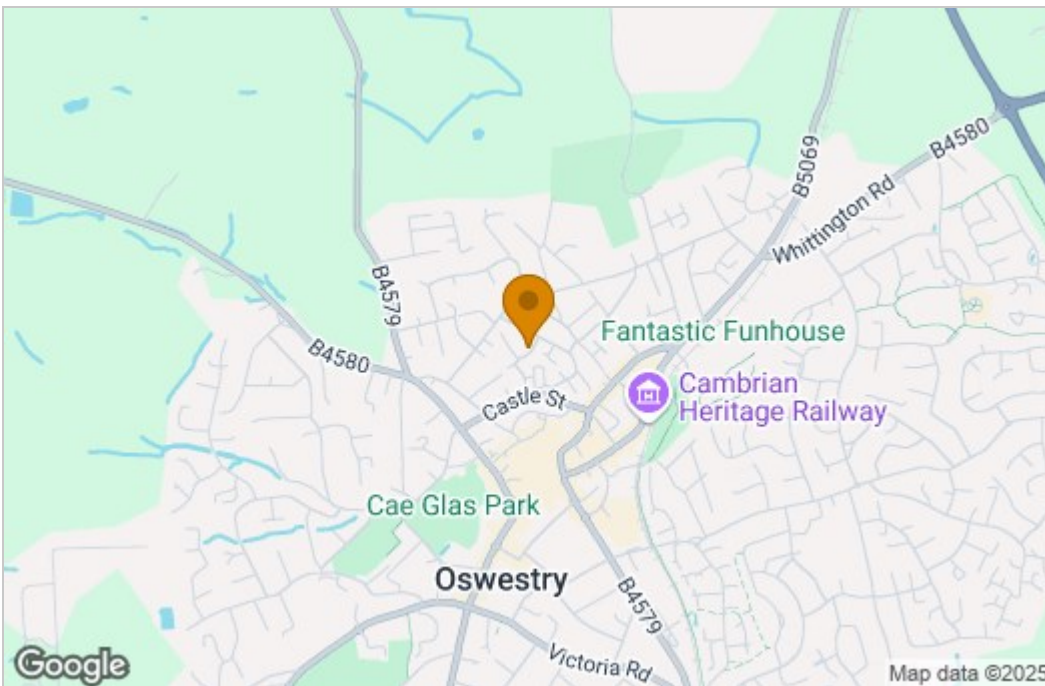
First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)

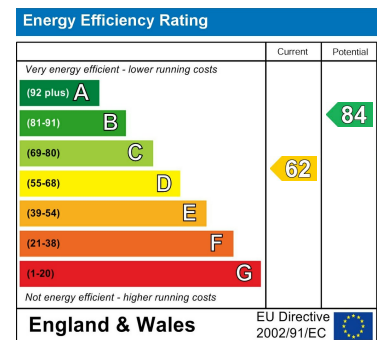


Total area: approx. 59.8 sq. metres (643.5 sq. feet)

Area Map



Energy Efficiency Graph



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