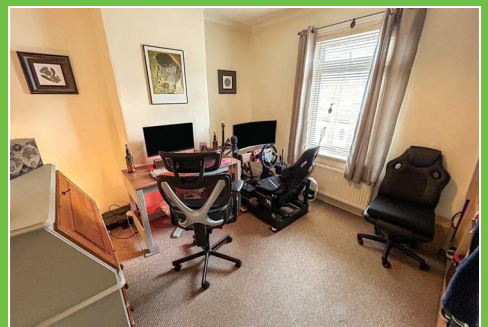


# Town & Country

Estate & Letting Agents



**5 Hurdsman Street, Oswestry, SY11 1LY**

**Offers In The Region Of £117,500**

Town and Country Oswestry are pleased to offer to the market this TWO BEDROOM MID TERRACE. The property is located close to the Town Centre and has UPVC Glazing and Gas central heating. Internal accommodation comprises lounge, kitchen/dining room, two bedrooms and a shower room. There is a yard area to the rear with a brick outhouse. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, schools, both state and private. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance. A FANTASTIC FIRST TIME BUY OR INVESTMENT PROPERTY.



### Directions

From our office in Oswestry please proceed up Willow Street, turning right onto Castle Street. Take the next left onto Oak Street then the second right onto York Street. Hurdsmen Street will be found on the second turning on the right.

### Lounge 9'9" x 11'1" (2.98m x 3.39m)



Having a part glazed door to the front, a window to the front, feature gas fire inset with wood surround and a tiled hearth, radiator, TV cupboard and a coved ceiling. A door leads through to the kitchen/dining room.

### Kitchen/Dining Room 11'1" x 11'3" (3.39m x 3.45m)



The modern kitchen is fitted with base and wall fitted kitchen units with work surfaces over, part tiled walls, window to the rear, electric oven, electric hob, chimney style extractor fan, 1½ bowl sink and mixer tap, wood flooring, part tiled walls, space for a fridge, Baxi wall mounted gas boiler, radiator, coved ceiling, a window to the rear and a part glazed door to the rear. Stairs lead off to the first floor.

### Additional Photograph



### Landing

With access to the loft space, window to the rear and spotlights. Doors lead to the bedrooms and the shower room.

### Bedroom One 11'1" x 9'10" (3.40m x 3.02m)



Having a window to the front and a radiator.



## Shower Room



The modern shower room is fitted with a corner shower cubicle with a mains powered shower and two shower heads, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, part tiled walls, spotlighting and an extractor fan.

## Bedroom Two 8'8" x 6'3" (2.65m x 1.92m)



The second bedroom has a window to the rear and a radiator.

## Rear Garden



To the rear of the property is an enclosed yard area with an outside tap and gated rear access. There is also a brick built outhouse.

## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## 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.

## Money Laundering Regulations

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.

## Town and Country

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 - Member of the National Association of Estate Agents - All

properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk)  
-NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

#### **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 must 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.

### **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.

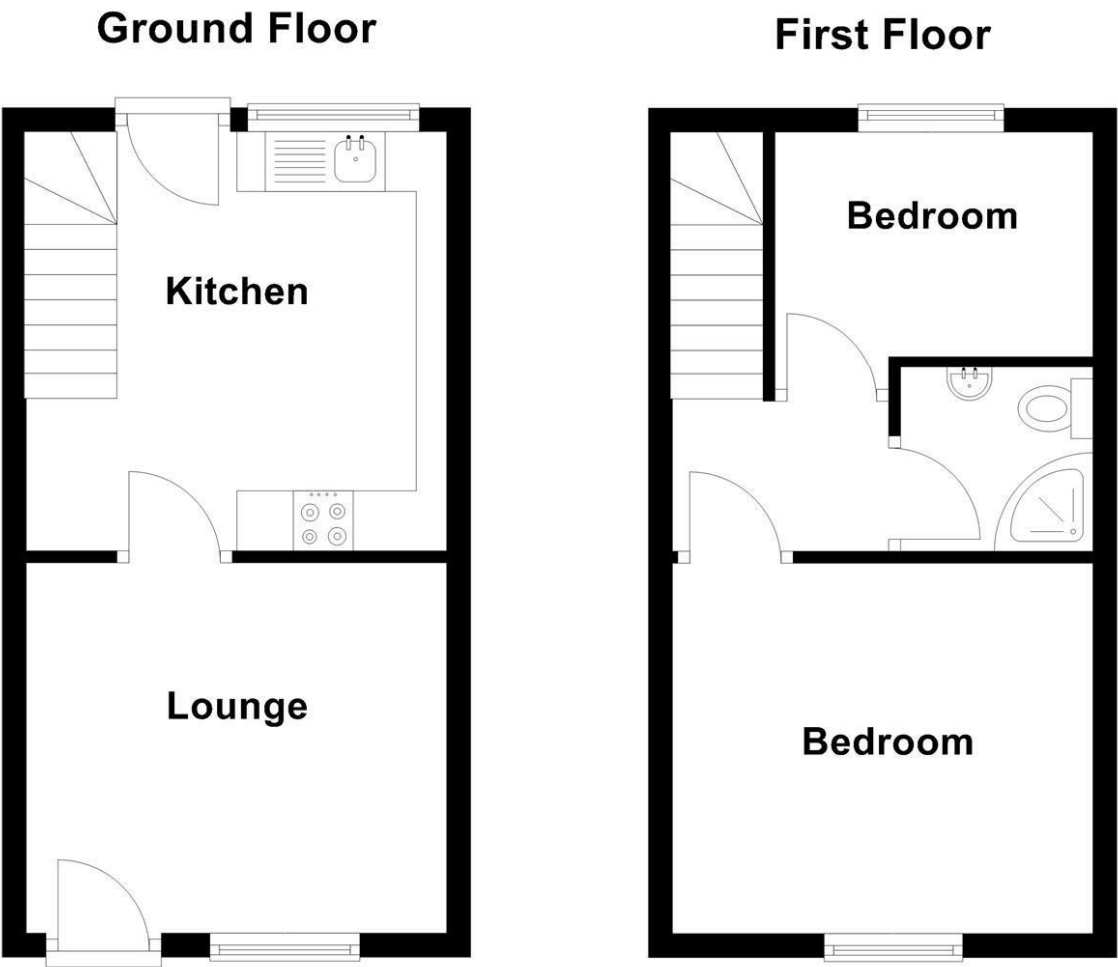
### **Hours Of Business**

Our office is open:

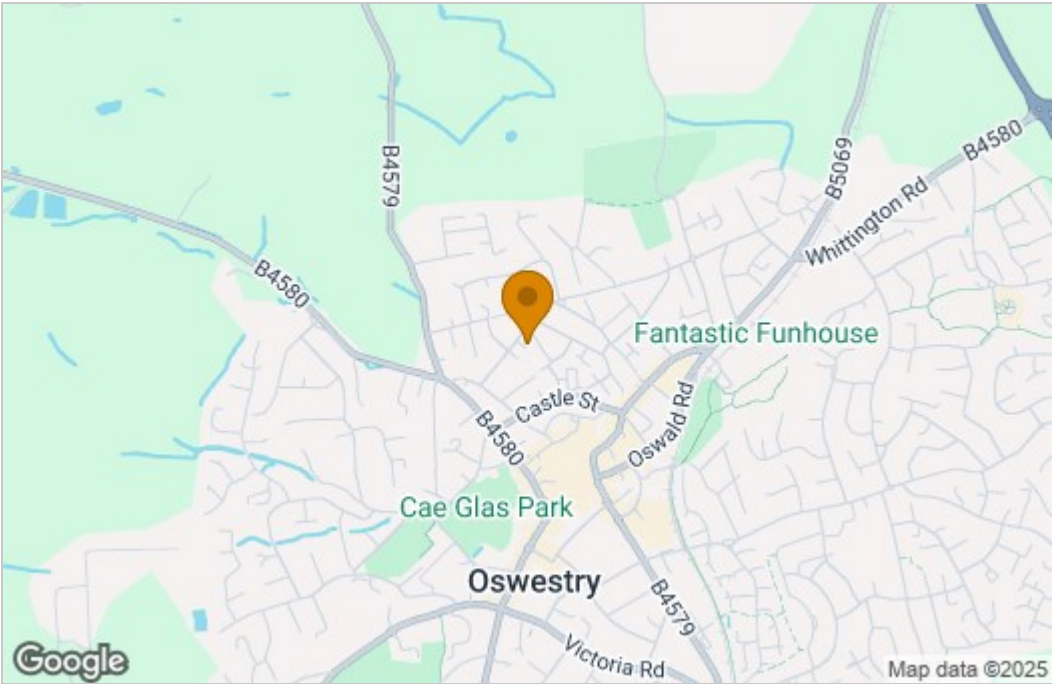
Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

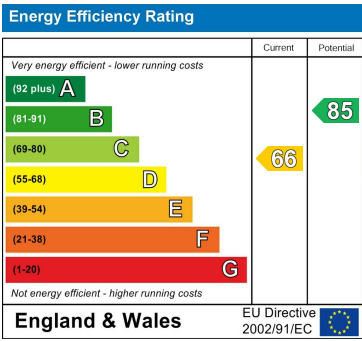
Floor Plan



Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk