

# Town & Country

Estate & Letting Agents



**9 Castle Street, Oswestry, SY11 1JY**

**Offers In The Region Of £120,000**

Town and Country Oswestry are pleased to offer to the sales market this two bedroom mid terraced property situated in a convenient location within walking distance of Oswestry Town Centre. The property benefits from uPVC double glazing and gas central heating and comprises lounge, Kitchen/Diner, two bedrooms and a shower room. To the front there is off road parking for up to three vehicles and to the rear there is an enclosed courtyard. A great property for first time buyers or investors.

## Directions



From our office in Willow Street turn right at the crossroads onto Castle Street, proceed along and the property will be found on the right hand side identified by our for sale board.

## Lounge 12'5" x 12'4" (3.80 x 3.76m)



Having a window and door to the front, radiator, laminate flooring, adams style fire surround and electric fire, TV & phone point.

## Additional Photo



## Kitchen/Diner 9'4" x 11'5" (2.86 x 3.48m)



With base and wall units with integrated electric oven, gas hob and extractor fan, window and door to the rear, gas combi boiler, part tiled walls and tiled flooring, space for appliances.

## Additional Photo.



## Additional Photo..



**Landing**  
With loft access.

### Bedroom One 11'3" x 12'2" (3.43 x 3.72m)



Window to the front and a radiator.

**Additional Photo...**



### Bedroom Two 9'1" x 7'4" (2.78 x 2.24m)



With window to the rear and a radiator.

### Shower Room



Comprising corner shower cubicle, WC, wash hand basin, extractor fan, vinyl flooring and part tiled walls.

### Front Garden



The front has ample parking for up to three vehicles and a courtyard enclosed by picket fencing.

**Additional Photo...**



## Rear Yard



The rear yard is enclosed.

## Services

The agents have not tested the appliances listed in the particulars.

## Business Hours

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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

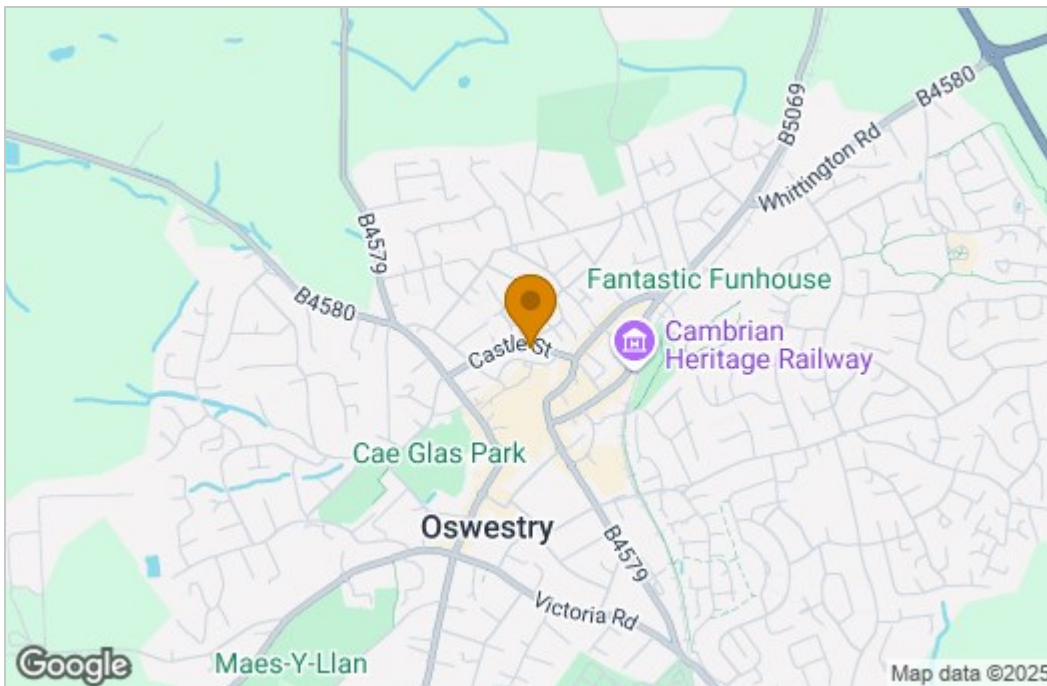
## Additional Information

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.

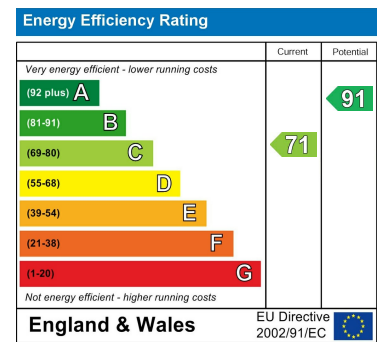
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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