

Town & Country

Estate & Letting Agents



4 Powis Place, Oswestry, SY11 1JU

£135,000

THIS IS A MUST SEE!!

Town and Country Oswestry are delighted to offer to the market this two/ three bedroomed mid-terrace property.

The interior has been beautifully designed throughout. This charming property has oak doors, fireplace with exposed beam over, a newly fitted contemporary bathroom and is warmed with gas central heating and double glazing. Accommodation briefly comprises- Lounge, Dining Area, Kitchen, Rear Lobby, Three Bedrooms and Family Bathroom. There is a small private rear garden. The property is close to Oswestry Town Centre with the convenience of local amenities at hand.

AN EARLY VIEWING IS ADVISED.

Directions

From our Oswestry Office proceed up Willow street and on the cross roads turn right onto Castle Street. Proceed along this road until you reach the hill on top of Beatrice Street and turn right onto Powis Place where you will find the property on the right hand side.

Accommodation Comprises



Lounge 11'8" x 11'6" (3.56 x 3.51)



With feature brick fireplace with beam over, recesses either side of the fireplace, window to the front, a radiator and shelving. An oak door leads through to the kitchen.

Dining Area

A well thought out dining area under the stairs with tile effect flooring, radiator and an oak glazed door to the kitchen.

Kitchen 8'5" x 11'5" (2.57 x 3.50m)



Having tile effect flooring, window to the rear, base and wall kitchen units, part-tiled walls, one and a half bowl ceramic sink with mixer tap, integral electric oven, gas hob, extractor fan over, plumbing for a washing machine, space for appliances, stairs off to the first floor and oak glazed door to the rear lobby.

Additional Photograph



Rear Lobby

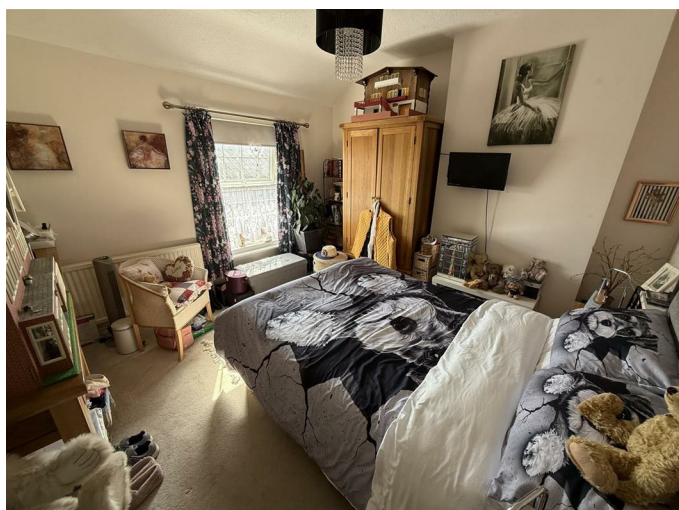
Providing a useful storage area and a UPVC door out to the rear with tile effect vinyl flooring, gas fired boiler and space for a fridge/freezer.

Family Bathroom



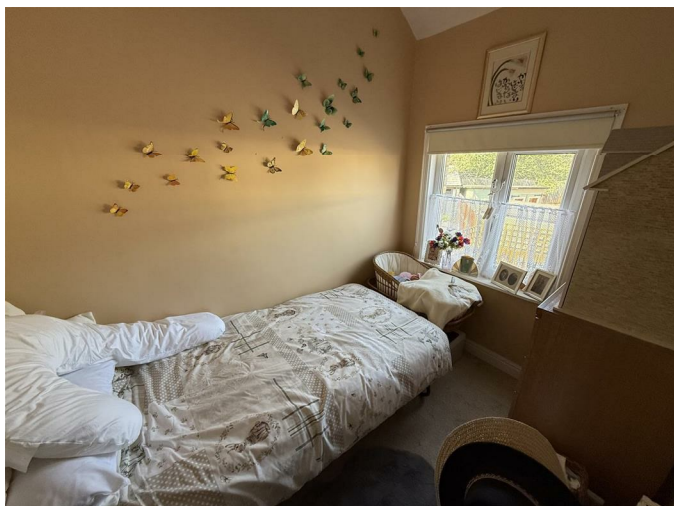
Having a window to the rear, tile effect flooring, tiled walls, contemporary styled bathroom suite, bath with shower over and with mixer tap and shower head, heated towel rail, W/C, spotlighting and extractor fan.

Master Bedroom 11'6" x 11'6" (3.53 x 3.53m)



A spacious room with a window to the front and radiator.

Bedroom Two 5'8" x 8'1" (1.75 x 2.48m)



With a window to the rear and a radiator.

Attic Bedroom 11'6" x 10'0" (3.53 x 3.06m)



With a Velux window and a radiator.

Rear Garden



Private garden with fully fenced boundaries, an Indian stone patio, shed and summer house.

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.

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

-NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulations

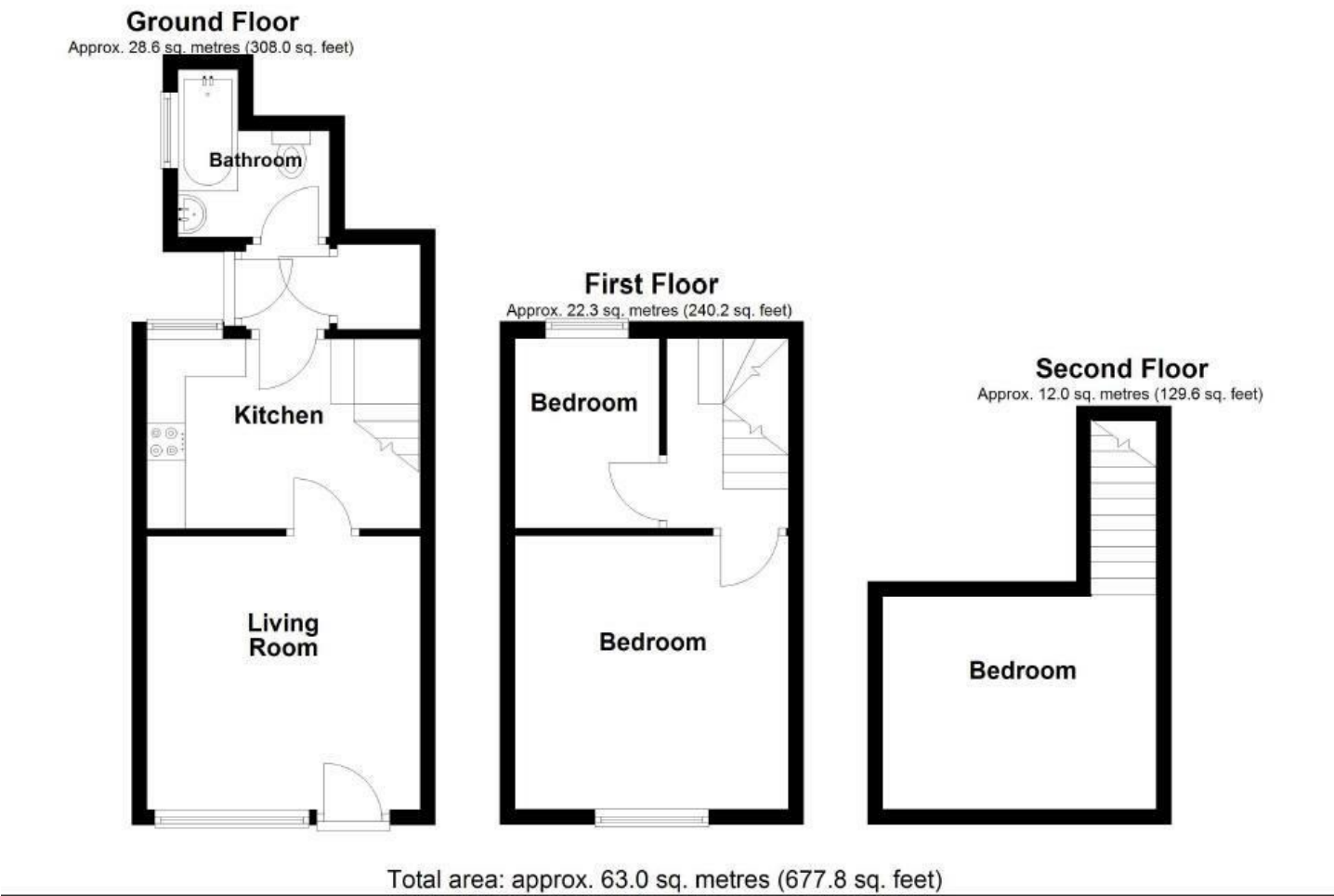
Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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.

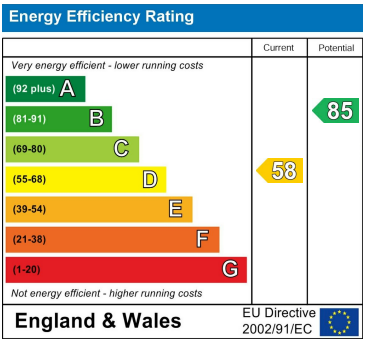
Floor Plan



Area Map



Energy Efficiency Graph



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