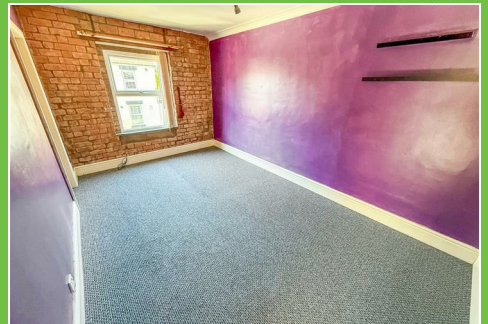


Town & Country

Estate & Letting Agents



62 Castle Street, Oswestry, SY11 1JZ

Offers In The Region Of £110,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this spacious TWO DOUBLE BEDROOM and ATTIC ROOM end of terrace property. The property has many of its original features, stripped floorboards, exposed brick walls and exposed beams. Within walking distance of Oswestry Town Centre, Accommodation briefly comprises - Entrance Hall, Living Room, Kitchen/Dining Room, Two Bedrooms, Bathroom and Attic Room. To the front of the property is a small courtyard garden enclosed by wrought iron fencing and gate. The property is within walking distance of the town offering every day amenities and facilities. A great buy for First Time Buyers and 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 left hand side identified by our to For Sale board.

Accommodation Comprises

Entrance Hall

Having wood effect flooring, stairs leading to the first floor, telephone point and doors leading to the living room and the kitchen.

Living Room 15'5" x 11'9" (4.70m x 3.60m)



The good sized living room has a window to the front, window to the side, coved ceiling, electric feature fireplace, radiator, TV and telephone point.

Kitchen/Dining Room 15'1" x 9'2" (4.60m x 2.80m)



The good sized kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, part-tiled walls, stainless steel single bowl sink and drainer with a mixer tap over, integrated oven, electric hob over, stainless steel extractor fan over, space and plumbing for a washing machine. Tiled flooring throughout, inglenook brick fireplace, two built-in storage cupboards, under stairs storage,

space for a fridge, dining table space, wall mounted gas fired boiler, radiator and a window to the front.

Dining Area



First Floor Landing

With a radiator and doors leading to the bedrooms and bathroom.

Bedroom One 15'1" x 9'2" (4.60 x 2.80m)



A large double bedroom having one wall with exposed brickwork, window to the front, built-in wardrobe, coved ceiling, radiator and stairs leading to the attic room.

Bedroom Two 12'1" x 9'6" (3.70m x 2.90m)



Another double bedroom exposed brickwork on the front wall, window to the front, coved ceiling, window to the side and a radiator.

Bathroom



The bathroom is fitted with a white four piece suite comprising a paneled bath, low level flush WC., pedestal wash hand basin, separate shower cubicle with electric power shower, part-tiled walls, storage shelving, coved ceiling, aqua paneling, vinyl flooring, extractor fan and a window to the side.

Attic Room 12'5" x 9'10" (3.80m x 3.00m)



This useful attic room could be used as a study or craft room. With restricted headroom, exposed floorboards, an exposed brick wall, radiator, exposed beams and a window to the side.

Outside

The front of the property is bordered by wrought iron fencing and a gate. There is room on the front courtyard to place a variety of garden flowers/herb pots.

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.

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.

To Book a Viewing

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

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.

Services

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

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

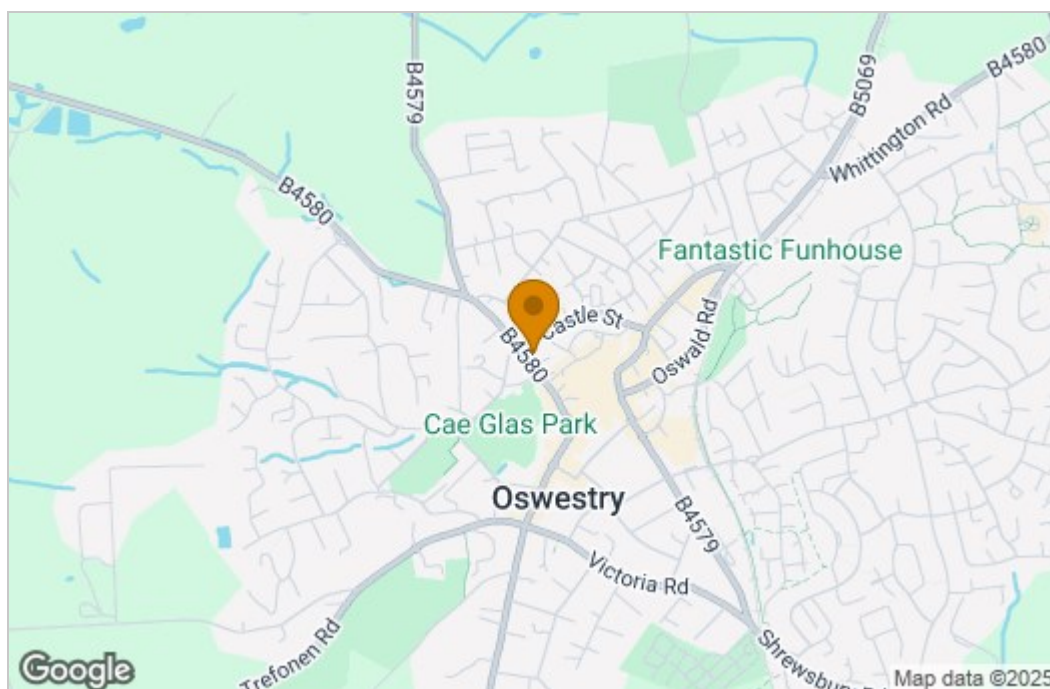
Additional Information

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.

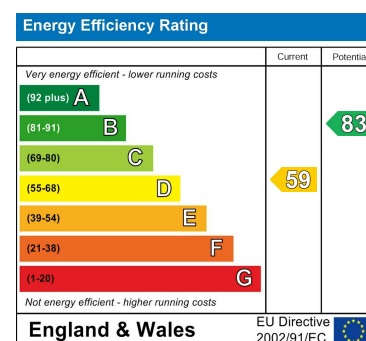
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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