

# Town & Country

Estate & Letting Agents



**140 Cabin Lane, Oswestry, SY11 2PF**

**Offers In The Region Of £166,500**

Town and Country Oswestry are pleased to offer to the market this WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY in a popular Oswestry location. Benefiting from gas central heating and double glazing throughout, To the outside there is a driveway providing off road parking for 2 - 3 cars, A good range of local facilities close at hand and is within easy reach of all major road networks connecting Chester, Shrewsbury and the Midlands. Viewing is highly recommended.

## Directions

From our office proceed up Willow Street and turn right onto Castle Street. Proceed along, turning left onto Beatrice Street then onto Gobowen Road. Turn right onto Whittington Road and continue along, turning right onto Harlech Road. At the roundabout continue straight ahead onto Cabin Lane. Proceed along into a cul de sac on the left hand side in a private 'tucked away' position.

## Accommodation Comprises

### Porch

A canopy porch.

### Hallway

Having a part glazed door to the front, laminated flooring and a radiator. A door leads to the lounge.

### Lounge 13'8" x 12'1" (4.16 x 3.69)



Having laminated flooring, a radiator, archway to the kitchen, patio doors to the conservatory and stairs to the first floor.

### Kitchen 9'10" x 5'5" (3.00 x 1.64)



Having base and wall fitted pine kitchen units with work surfaces over, laminated flooring, a window to the front, single stainless steel drainer sink unit, plumbing for a washing machine, space for an American fridge, extractor fan, cooker point and space, part tiled walls and a Worcester gas boiler.

### Conservatory 9'3" x 9'4" (2.82 x 2.84)



Having a UPVC frame, dwarf walling, tv point, radiator and tiled flooring.

### Landing

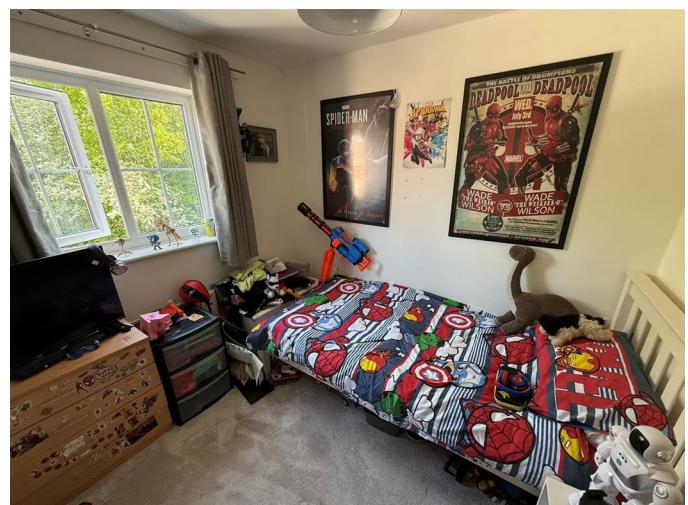
With a window to the side, doors to the bedrooms and loft hatch.

### Bedroom One 10'6" x 8'11" (3.19 x 2.71)



With a window to the rear, built-in wardrobe and a radiator.

### Bedroom Two 7'8" x 8'8" (2.34 x 2.63)



With a window to the front and a radiator.

## Bathroom



Having a three piece bathroom suite comprising panelled bath with a Triton electric shower over, low level WC and a wash hand basin. A window to the front, radiator, vinyl flooring, part tiled walls and a shaver point.

## To the Front of the Property

Having a gravelled area to the front and driveway to the side providing off-road parking for several cars.

## Rear Garden



The rear garden is enclosed by fence panelling with a gate to the front, paved and gravelled garden with an artificial lawn for ease of maintenance and a garden shed.

## Hours of Business

Monday - Friday - 9.00 - 5.00  
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 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.

## 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 Services

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 - All properties advertised on [www.rightmove.co.uk](http://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.

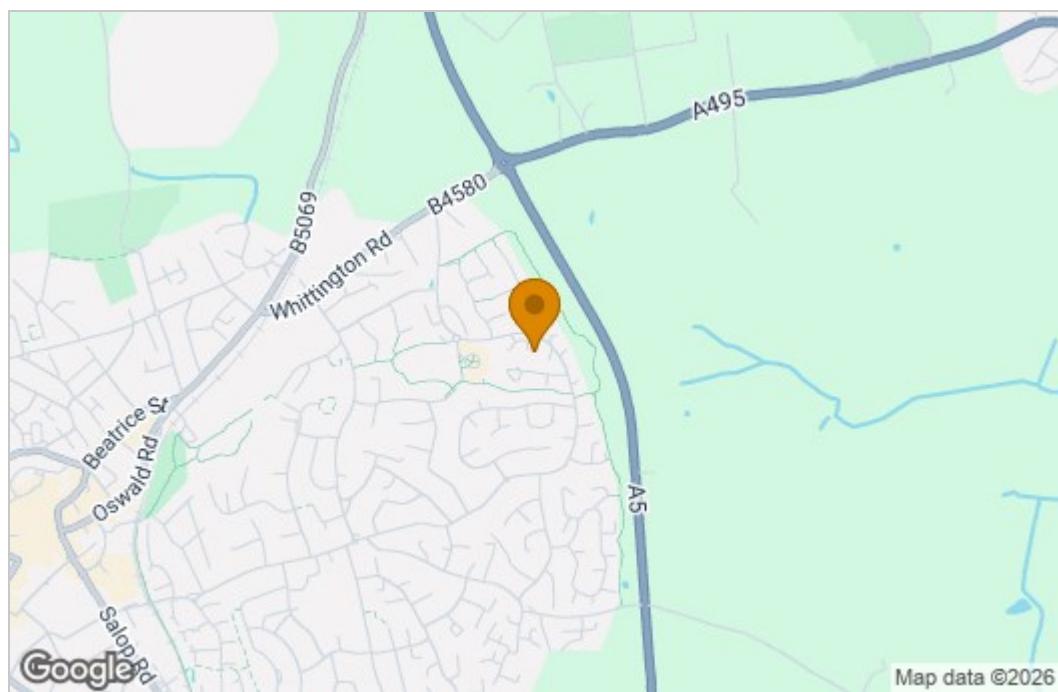
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

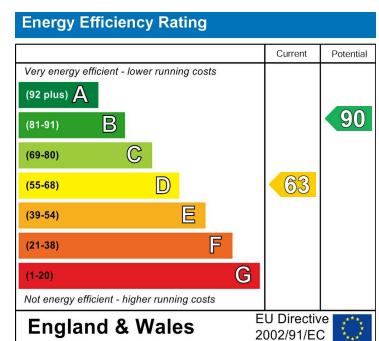
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The property is in council tax band A.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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