

Town & Country

Estate & Letting Agents



33 Crestwood Court, Oswestry, SY11 1DB

Offers In The Region Of £105,000

WITH NO ONWARD CHAIN AND TENANTS ALREADY IN SITU!! An fantastic investment opportunity to purchase this good size three bedroom maisonette located close to the centre of Oswestry and having all local amenities close at hand including shops, schools and public transport. The accommodation comprises lounge, kitchen, three bedrooms and a bathroom and benefits from gas central heating. There is also an allocated parking space. This property would make an ideal investment purchase and comes with the benefit of having no onward chain. The current owners receive a really strong rent and will include a lease extension within the purchase.

DIRECTIONS

From our office proceed up willow street and turn right onto Castle Street. Take the fourth turn on the left into Castlefields, just before the zebra crossing. Turn immediately left again into Crestwood Court where the property will be observed by our For Sale board. Take the communal stair case to the first floor where the property will be found.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

Having laminate flooring, radiator, stairs to the first floor and doors off to the kitchen and lounge.

KITCHEN / DINING ROOM 12'6" x 8'8" (3.83m x 2.65m)



Fitted with a range of base and wall units in light maple, stainless steel single drainer sink unit with mixer tap, built-in stainless steel oven with hob and chimney extractor over, part tiled walls, vinyl flooring, plumbing for washing machine, built-in storage cupboard housing the combination boiler and a window to the rear.

LOUNGE 14'9" x 11'8" (4.52m x 3.57m)



Having laminate flooring, radiator, wall mounted gas fire, t.v. point, glazed door to the hall and two windows to the front.

LANDING

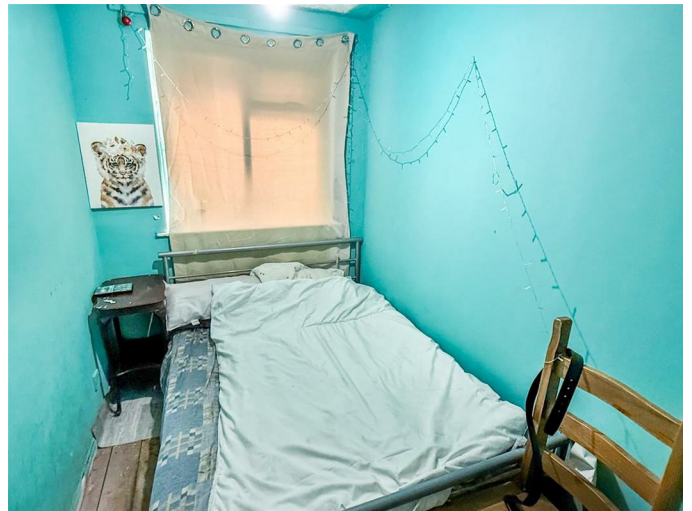
With loft access and doors off to bedrooms and bathroom.

BEDROOM ONE 14'11" x 8'7" (4.56m x 2.62m)



Having a window to the front, radiator and cupboard off.

BEDROOM TWO 9'10" x 8'7" (3.02m x 2.64m)



Having a window to the rear.

BEDROOM THREE 12'2" x 6'0" (3.70 x 1.83)

Having a window to the front.

BATHROOM

Fitted with a three piece suite comprising panelled bath with electric shower over, low level w.c. and wash hand basin, part tiled walls, laminate flooring, radiator and window to the rear.

OUTSIDE

There is an allocated parking space to the rear of the property.

AGENTS NOTE

We are informed by the vendor that they currently receive a very good rental figure for the property. We are also informed that the owner will renew the

lease during the process of the purchase. Details of all information are available from our office.

SERVICES

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

TENURE

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire Council and the property is in band B.

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. 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.

OUR SERVICE

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.

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

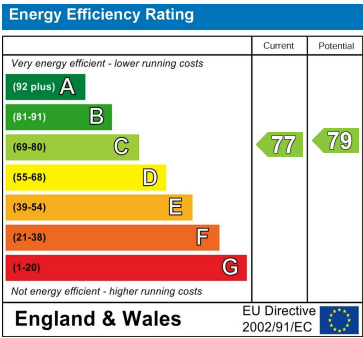
Saturday - 9.00 - 4.00

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.

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