

Town & Country

Estate & Letting Agents



38 Ascot Road, Oswestry, SY11 2RE

Offers In The Region Of £174,950

WITH NO ONWARD CHAIN!! Located on Ascot Road on the outskirts of the charming town of Oswestry, this modern mews-style home presents an excellent opportunity for first-time buyers/ investors or those looking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house is well presented, showcasing a contemporary design that is both stylish and functional. The layout maximises the use of space, ensuring a comfortable living experience. Additionally, the property features off-road parking, a valuable asset in today's busy world, allowing for convenience and ease of access. Outside, you will find a delightful garden, offering a private outdoor retreat where you can unwind or enjoy al fresco dining during the warmer months. With its appealing features and prime location, this property is a fantastic choice for those looking easy living. Do not miss the chance to view this lovely home.

DIRECTIONS

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the one way system along Beatrice Street onto Gobowen Road. Turn right onto Whittington Road. Proceed along and turn right onto Harlech Road and continue to the roundabout. Proceed straight over and take the first left onto Ascot Road. The property will be found on the right hand side identified by our for sale board.

ACCOMMODATION COMPRISES

HALL

The hall has a part glazed door to the front and leads into the kitchen.

KITCHEN/ DINING ROOM 13'1" x 11'10" (4.01m x 3.62m)



A great space for cooking and entertaining having a range of base and wall units with work surfaces over, one and a half bowl stainless steel sink unit and mixer tap, Gloworm boiler, plumbing for a washing machine, Whirlpool electric oven, gas hob, integral extractor fan, part tiled walls, vinyl flooring, radiator, spotlights, space for fridge and an understairs cupboard. A door leads through to the lounge.

ADDITIONAL PHOTO

LOUNGE 14'0" x 11'10" (4.28m x 3.63m)



The lounge has patio doors to the rear opening onto the garden, laminate flooring, stairs to first floor, radiator, Adams style fire surround with a marble hearth and back, inset electric fire, a coved ceiling and a door to a useful understairs cupboard.

LANDING

Having loft access and doors leading to the bedrooms and bathroom.

BEDROOM ONE 11'8" x 10'3" (3.58m x 3.14m)



A double bedroom having a window to the rear, radiator, built in maple fronted wardrobes, built in cupboard and a tv point.

BEDROOM TWO 11'8" x 6'8" (3.56m x 2.05m)

Having a window to the front, radiator, built in maple fronted wardrobes and drawers.

BATHROOM

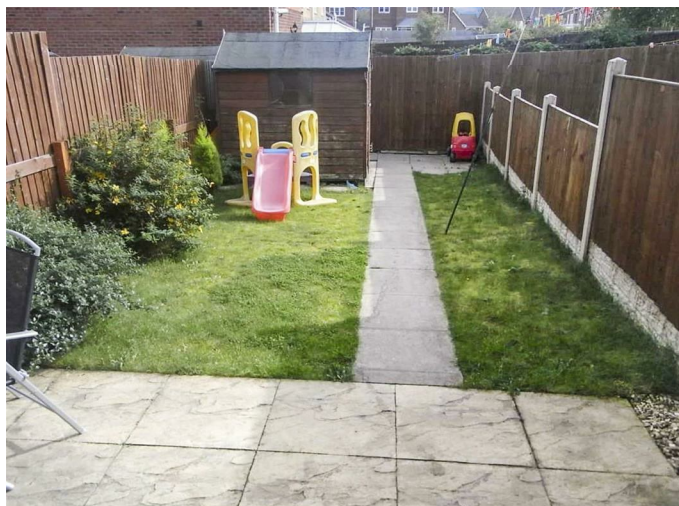
The family bathroom is fitted with a three piece suite comprising a panel bath, low level w.c., wash hand basin, vinyl flooring, part tiled walls, shaver point, shower over the bath, extractor fan and a radiator.

FRONT GARDENS & PARKING

To the front there is two parking spaces, gravelled

and shrubbed beds, outside lighting and a pathway leading to the front door.

REAR GARDENS



The rear gardens have a paved patio area, lawn beyond, shrubbed borders, shed and paved area, gate providing access for bins and outside lighting all enclosed by fencing.

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

SERVICES

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

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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.

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.

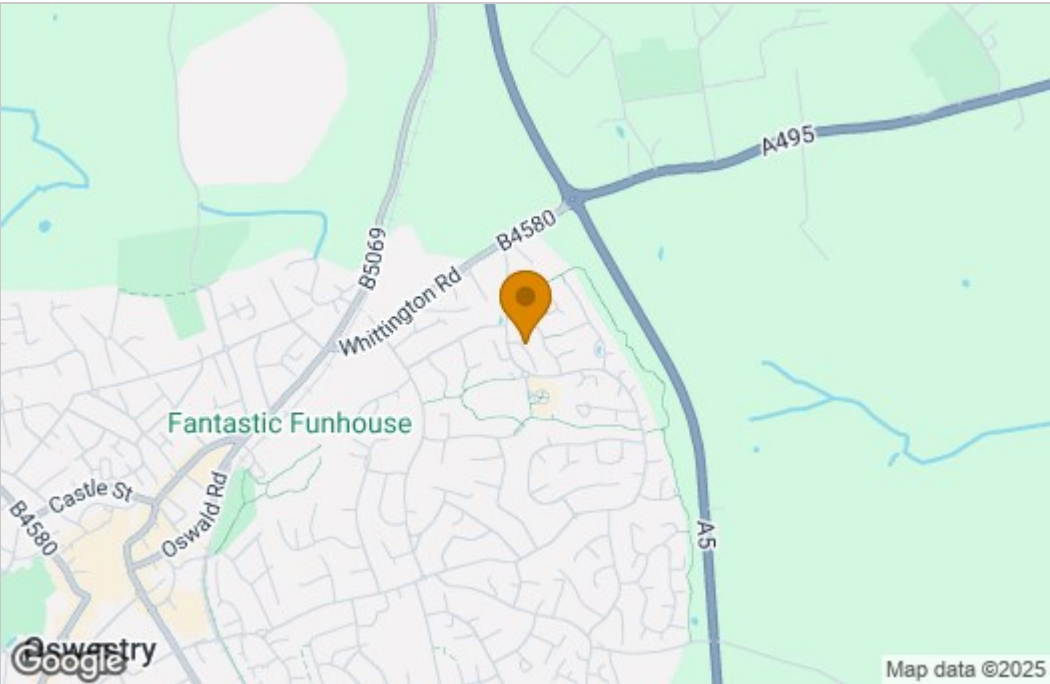
MONEY LAUNDERING REGULATIONS

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named

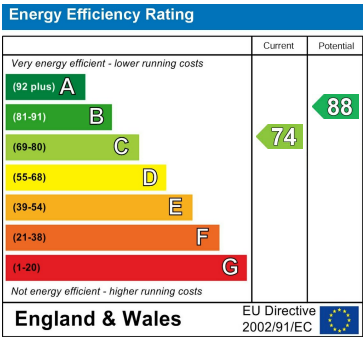
buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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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