

Town & Country

Estate & Letting Agents



24 Beresford Gardens, Oswestry, SY11 2SL

Offers In The Region Of £235,000

WITH NO ONWARD CHAIN!! Located in the charming Beresford Gardens of Oswestry, this delightful terraced house offers a perfect blend of modern living and historical charm. Converted in 2006, this character property spans an impressive 797 square feet, providing ample space for comfortable living. As you enter, you will be greeted by a spacious reception room that boasts high ceilings, creating an airy and inviting atmosphere. The property features two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. One of the standout features of this home is its suitability for entertaining. The open layout allows for seamless interaction between the living spaces, making it perfect for hosting friends and family. Additionally, the property benefits from off-road parking for two vehicles, a rare find in such a desirable location. Situated within walking distance to the town centre, residents can enjoy easy access to local amenities, shops, and eateries, enhancing the appeal of this lovely home. The mews conversion adds a unique character, allowing you to appreciate the history of the area while enjoying the comforts of contemporary living. This property is an excellent opportunity for those looking to settle in a vibrant community, combining the best of both worlds. Whether you are a first-time buyer or seeking a charming rental, this terraced house in Beresford Gardens is not to be missed.

Directions

From our office in Oswestry proceed up Willow Street turning left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take the first left onto Beresford Gardens where the property will be identified on the right hand side.

Location

The property is perfectly located for those who want a 'hassle free' home with little to no garden maintenance. Within walking distance of the centre of town with shops, bars and everyday amenities. good road links connect the town with larger areas such as Shrewsbury and Chester making the property ideal for those who need to commute to work or go travelling.

Accommodation Comprises



Entrance Hallway



The impressive entrance hall has a lovely high ceiling, part glazed door to the front with glazed panel above letting in lots of light, a stunning turned wood staircase leading to the first floor, parquet flooring, radiator and doors to the cloakroom, storage cupboard and the lounge.

Additional Photo



Cloakroom



The cloakroom is fitted with a low level w.c., a modern wash hand basin with a mixer tap over on a vanity unit, part tiled walls, radiator, tiled flooring and an extractor fan.

Lounge/ Kitchen 20'4" x 12'9" (6.20m x 3.91m)



The impressive open plan lounge/ kitchen area is a great space to relax and entertain. The lounge area has a high ceiling and tall window letting in lots of light and a feeling of space. There is parquet flooring and a radiator, wall lights, tv point and telephone point. The kitchen area is fitted with a good range of base and wall units with work surfaces over, electric oven, gas hob with a stainless steel splashback, chimney extractor fan, one and a half bowl sink with a mixer tap over, integrated fridge/ freezer, part tiled walls, continuation of the parquet flooring, space and plumbing for appliances and a radiator.

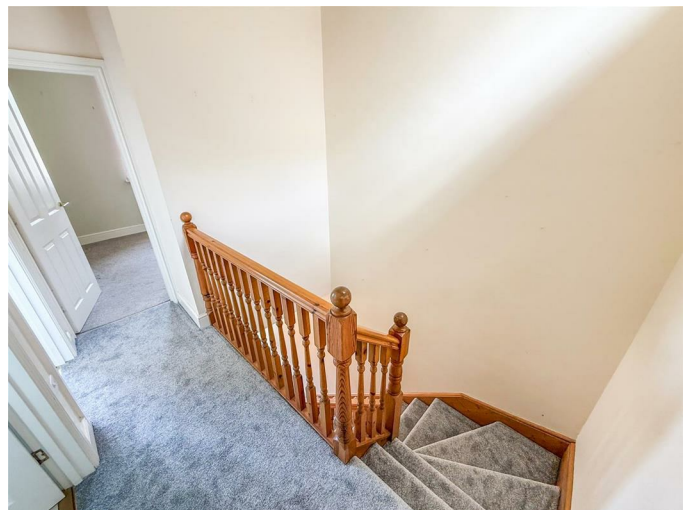
Additional Photo



Additional Photo



First Floor Landing



The first floor has the continuation of the turned wood staircase and banister, a high level window to the rear, radiator and built in cupboard housing the gas fired boiler and shelving. Doors lead to the two bedrooms and the bathroom.

Bedroom One 13'1"x 11'6" (4.01mx 3.53m)



The main double bedroom has a real feeling of space having a high ceiling and a large window to the front letting in lots of light. There is also a radiator and wall lighting.

Bedroom Two 11'3" x 8'0" (3.43m x 2.44m)



The second bedroom also feels a good size with the same high ceilings and large window to the front. There is also a radiator and wall lighting.

Family Bathroom



The well appointed bathroom is fitted with a low level w.c., wash hand basin, panelled bath with a mixer tap and shower attachment over and a glass screen, part tiled walls, tiled flooring, a radiator, shaver point, extractor fan and a high level window to the rear.

To The Outside

To the front of the property there is two off road parking spaces and a paved pathway and gravelled garden leading to the front door. Another benefit of this property is the low maintenance element with their being no back garden to look after. The local Cae Glas park is just a short walk away and leads into the town centre making the home ideal for those wanting to enjoy the town and be able to lock the house up for periods of time and possibly go travelling.

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 B.

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 5.00pm
Saturday: 9.00am to 2.00pm

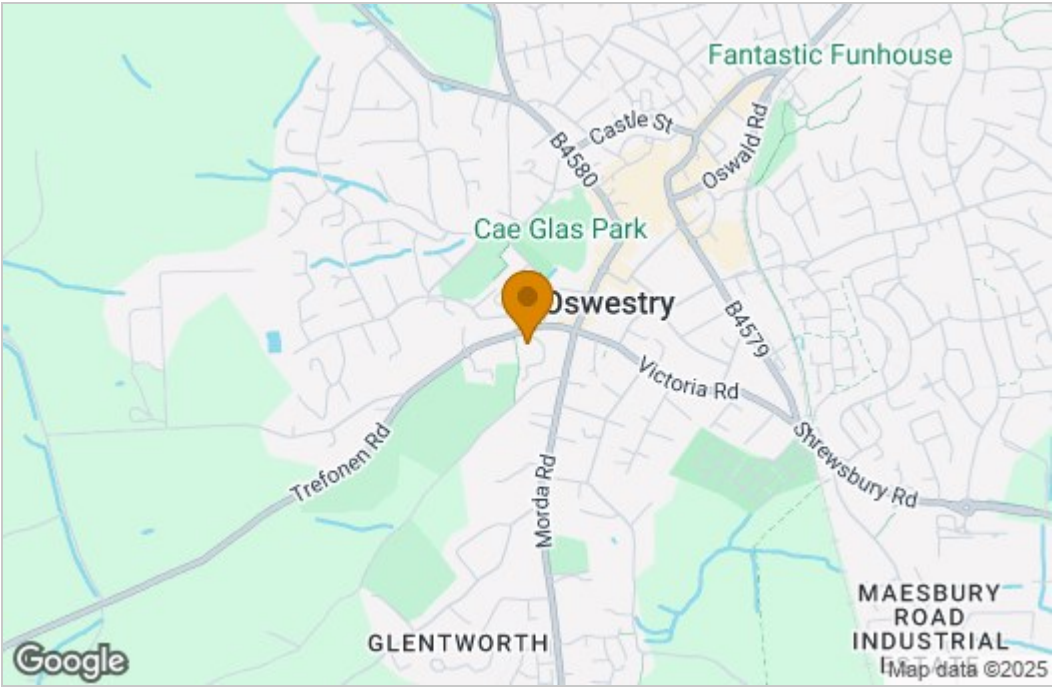
Additional Information

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.

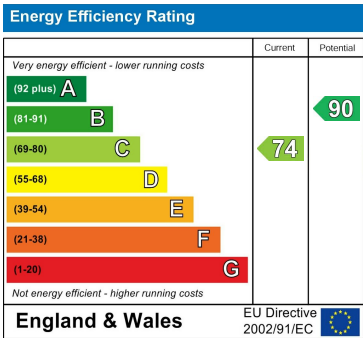
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk