

Town & Country

Estate & Letting Agents



38 Ascot Road, Oswestry, SY11 2RE

£875 Per Month

Nestled on the desirable Ascot Road in Oswestry, this charming terraced house is now available to let. Recently modernised, the property boasts a fresh and contemporary feel, making it an ideal choice for those seeking a comfortable and stylish living space.

The house features two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The single reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The modern bathroom is designed with convenience in mind, ensuring a pleasant experience for all residents.

One of the standout features of this property is the off-road parking, providing a rare advantage in this area. This added convenience allows for easy access and peace of mind, knowing your vehicle is secure.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a practical choice for everyday living. Whether you are looking to settle down or simply seeking a temporary residence, this modernised terraced house on Ascot Road is sure to meet your needs. Don't miss the opportunity to make this lovely property your new 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



ADDITIONAL PHOTOGRAPH

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.

ADDITIONAL PHOTOGRAPH



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 an enclosed decked area with lawned garden beyond, shrubbed borders, shed and paved area, gate providing access for bins and outside lighting all enclosed by fencing.

REAR GARDEN ADDITIONAL PHOTOGRAPH



VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY - PLEASE REGISTER YOUR INTEREST TO VIEW BY COMPLETING AN INTEREST TO VIEW FORM THROUGH RIGHTMOVE.COM

SERVICES

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

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

TENURE/COUNCIL TAX

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

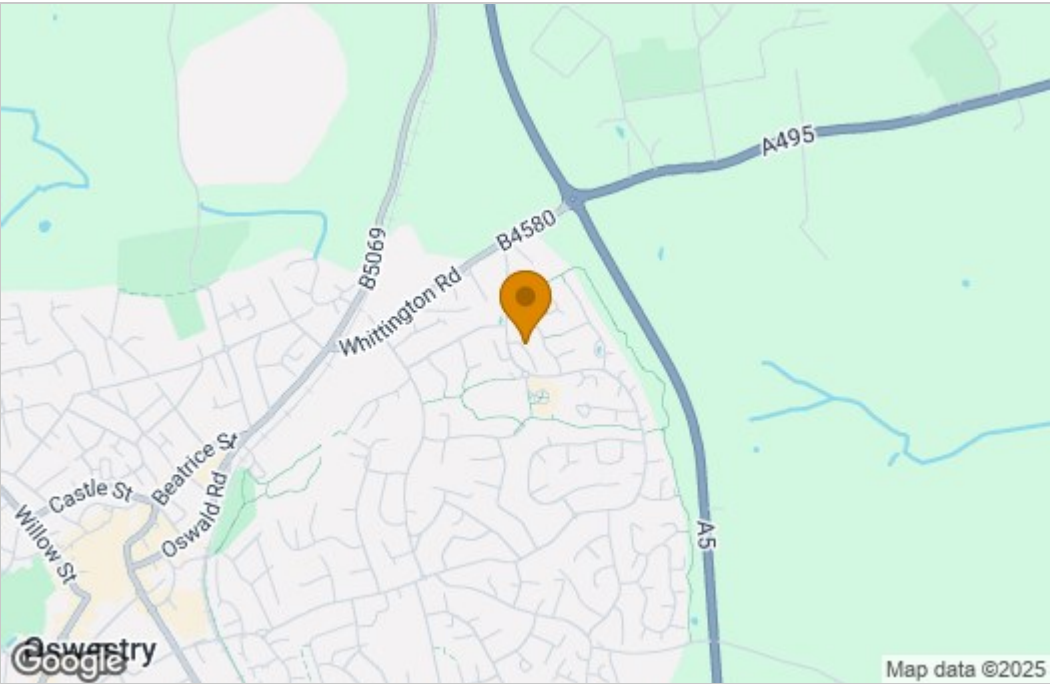
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

MONEY LAUNDERING REGULATIONS

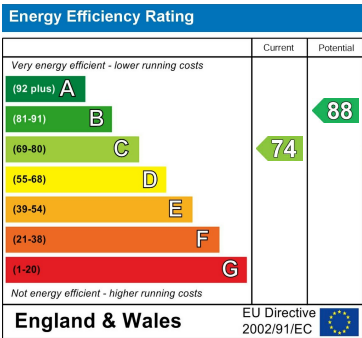
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and 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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