

# Town & Country

Estate & Letting Agents



**26 Ascot Road, Oswestry, SY11 2RE**

**Offers In The Region Of £249,950**

Situated in the popular residential area of Ascot Road in Oswestry, this immaculately presented semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, the inviting beautifully decorated reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The area is well-served by local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This property is in move in condition so is a wonderful opportunity for anyone looking to move straight into their ideal home in a sought-after location. Whether you are a first-time buyer or looking to settle down in a welcoming community, this semi-detached house on Ascot Road is certainly worth considering.

### 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;

#### Porch

The property is accessed through a canopy porch with lighting over and a door to the front.

#### Hallway



The hallway has wooden flooring throughout, stairs lead to the first floor and there is a part glazed door to the front. Radiator, Hive heating controller and a telephone point.

### Cloakroom



Comprising a wall hung wash hand basin, W/C and wood effect flooring. Window to the side and a radiator.

### Lounge 14'7" x 10'9" (4.46m x 3.28m )



The beautifully presented, spacious room has a feature fireplace housing an electric fire, French doors leading to the rear garden, wood flooring, understairs cupboard, alcove cupboard, shelving providing storage and column radiator.

### Additional Photo



### Additional Photo



### Kitchen/Dining Room 12'3" x 8'3" (3.74m x 2.53m )



### Additional Photo



The immaculate kitchen comprises a range of base and wall mounted units in gloss white with contrasting worktops over, plumbing for a washing machine and dishwasher, stainless steel sink and drainer with mixer tap over, integrated electric oven with a four ring gas hob over and a chimney style extractor fan above. Tiled walls, tile effect wooden flooring and a plinth radiator. Integrated fridge/freezer and a large pull out pantry unit with deep drawer, all cupboards are fitted with a soft close doors. There is a window to the front and double doors lead through into the lounge.

### Landing



With a window to the side, access to the loft space and a built in linen cupboard. Doors leading to the bedrooms and bathroom.

### Bedroom One 8'7" x 12'7" (2.63m x 3.85m )



Window to the rear of the property, radiator and wood flooring, feature panelled wall with reading lights.

### Bedroom Two 8'3" x 10'9" (2.53m x 3.29)



Window to the front of the property, wood flooring and part panelled feature wall.

### Bedroom Three 5'10" x 8'2" (1.79m x 2.49m )



Window to the rear of the property, radiator and wood flooring.

### Bathroom



The bathroom suite comprises a walk in double shower with Triton electric shower, wash hand basin and W/C. There is Vinyl flooring, a window to the front and part tiled walls. A heated towel rail and extractor fan.

### To The Front of The Property



The property is accessed over a driveway and turning space providing off road parking for several cars. There is a lawned and shrubbed garden area with a gate to the side of the property for access to the rear. Outside tap and an external double electrical socket.

## To the Rear



The rear enclosed garden has a paved patio area perfect for entertaining with an awning over, a lawned and shrubbed area and two sheds with electric installed. There are fully stocked borders and fence panelling.

## Additional Photo



## 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.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## 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.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

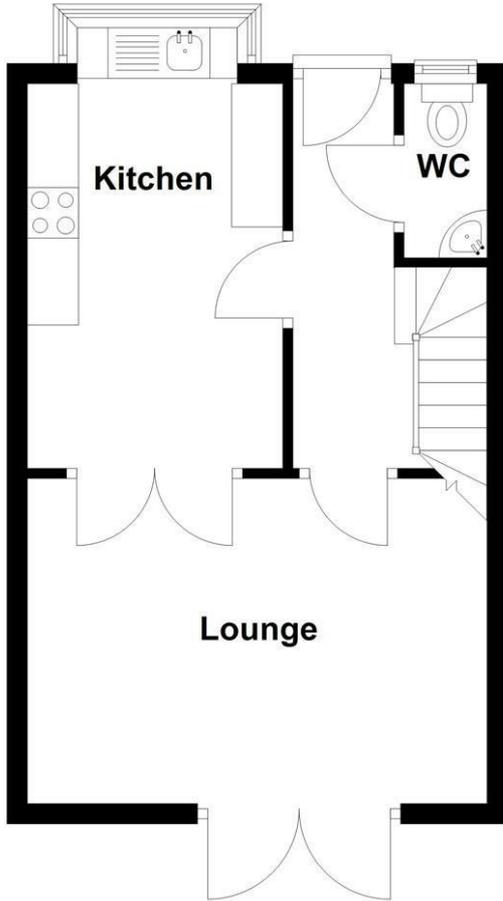
## Money Laundering Regulations

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

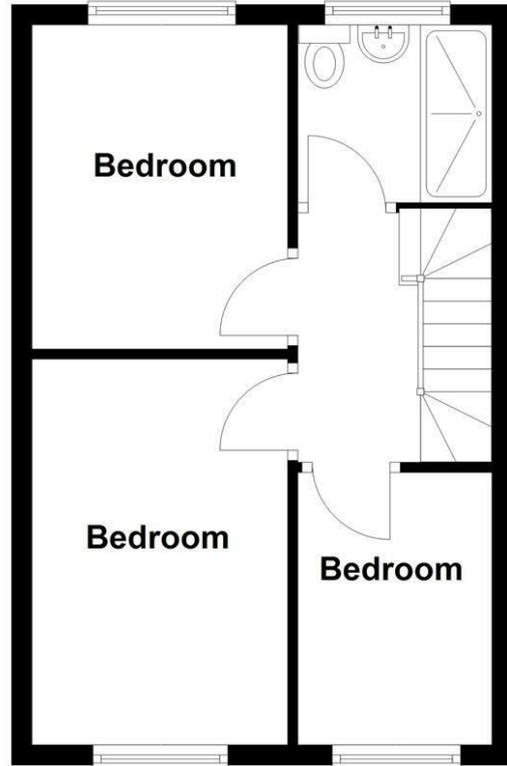
## Ground Floor

Approx. 32.9 sq. metres (353.8 sq. feet)

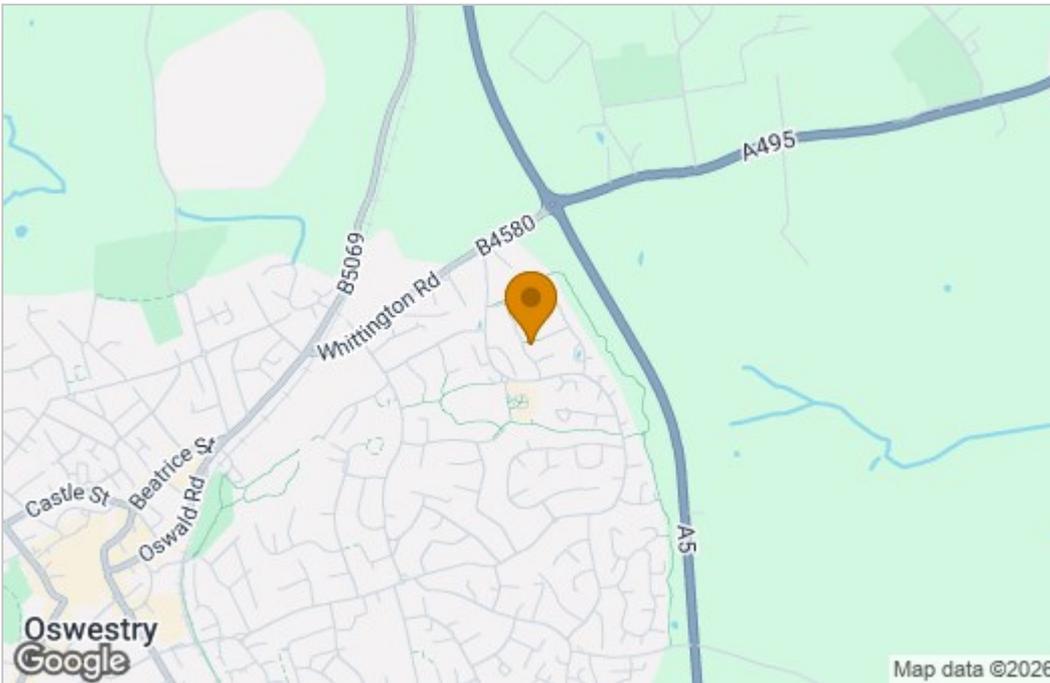


## First Floor

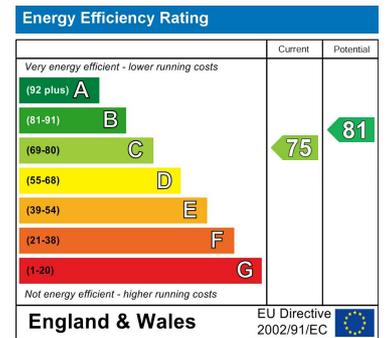
Approx. 32.0 sq. metres (344.7 sq. feet)



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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