

# Town & Country

Estate & Letting Agents



**29 Castle Street, Oswestry, SY11 1JZ**

**Offers In The Region Of £125,000**

TOWN AND COUNTRY OSWESTRY ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL MAINTAINED TWO BEDROOM MID-TERRACE PROPERTY WHICH IS SET OVER FOUR FLOORS. The property is much bigger than it looks from the outside and is surprising spacious when you step inside. The property is within walking distance of the Town Centre and local amenities. Accommodation briefly comprises - Hallway, Dining Room, Living Room, Cellar, Kitchen, Bathroom, Landing, Two Bedrooms and Attic Room. The garden to the rear of the property has shared access. The property is warmed by gas central heating and double glazing throughout. THIS IS AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY AND AN EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.

### Directions

From our Willow street office proceed up the street and turn right onto Castle Street. After approximately 400 metres the property will be seen on the right hand side identified by our for sale board.

### Accommodation Comprises

#### Entrance

With a UPVC double glazed front door leading to the hallway.

#### Hallway

Having wood effect flooring, radiator and stairs leading to the first floor..

#### Dining Room 10'2" x 8'5" (3.10m x 2.59m)



Having a fire place with electric coal effect fire inset, window to the front, wood effect flooring, radiator and wall mounted gas central heating boiler.

#### Living Room 13'6" x 11'10" (4.14m x 3.61m)



Having a fire place with electric coal effect fire inset, wooden mantel over, window to the rear, wood effect flooring and a door to the cellar.

#### Cellar

With power and lighting.

#### Kitchen 11'3" x 6'9" (3.45m x 2.08m)



With a good range of fitted base and wall units, complimentary work surfaces over, 1½ stainless steel bowl sink and drainer with mixer tap, window to the side, part tiled walls, space and plumbing for a washing machine, space for a cooker and tall fridge/freezer, door to rear garden and a door to the bathroom.

#### Bathroom



With white suite comprising - panelled bath with mixer tap with shower over, pedestal wash hand basin, WC, uPVC window to the side, fully tiled walls, tiled flooring, radiator and extractor fan.

#### First Floor Landing

Doors to bedrooms and attic room.

### Bedroom One 11'10" x 10'5" (3.61m x 3.20m)



With wood effect flooring, window to the front, radiator and walk in cupboard.

### Bedroom Two 11'1" x 9'8" (3.40m x 2.97m)



Having a window to the rear and radiator.

### Staircase to Attic Room

### Attic Room 11'1" x 10'7" (3.40m x 3.23m)



With a Velux window, door to eaves and storage recess.

### Front of Property

The front has laid concrete with steps and a path to the front door.

### Garden



To the rear there is shared access and steps leading up to a lawned area, decked area to the rear with views across to the castle remains, fence panelling encloses the garden.

### Floor plan

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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](http://www.rightmove.co.uk) -NO SALE - NO FEE VERY COMPETITIVE FEES FOR SELLING.

### Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### 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 most 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.

### **We do Auctions**

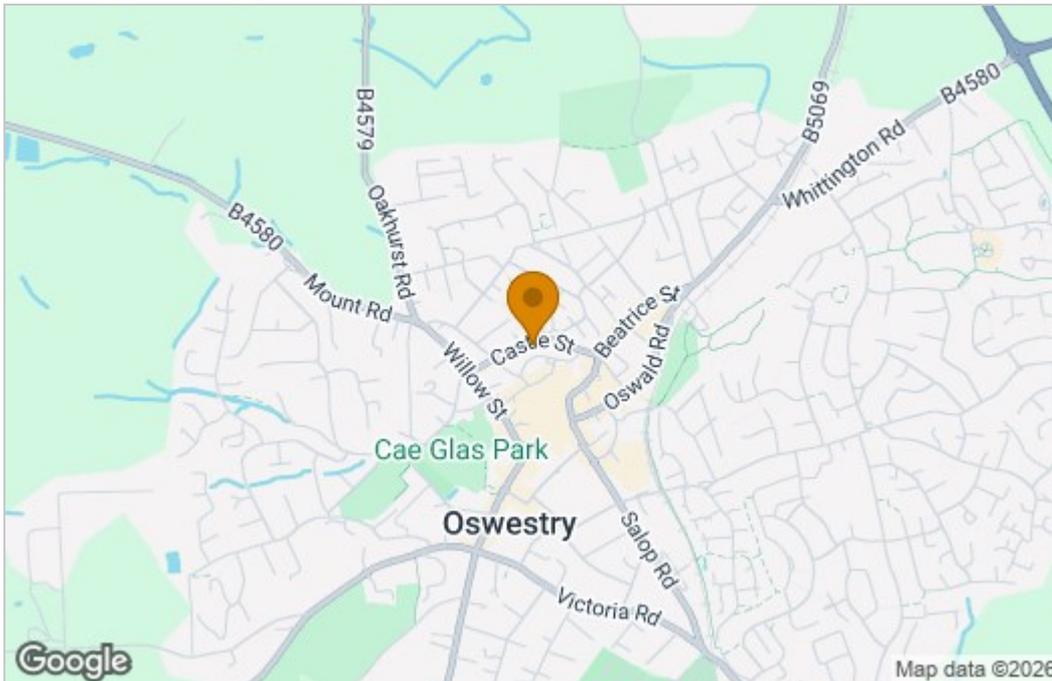
**DID YOU KNOW WE DO AUCTIONS?**

We hold property auctions every two months at St. Davids Park, in Ewloe, where we can sell your house for FREE (subject to a buyers premium) and set a 28 DAY COMPLETION deadline. If you would like to find out more, contact us on 01691 679631 or have a look at our auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

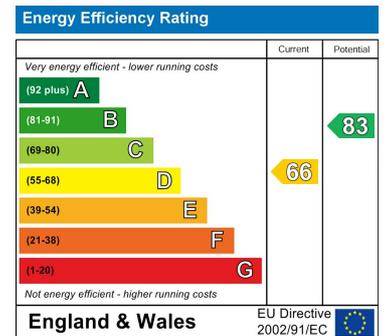
# Floor Plan



# Area Map



# Energy Efficiency Graph



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