

# Town & Country

Estate & Letting Agents



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

**Offers In The Region Of £235,000**

Located on Ascot Road in the charming town of Oswestry, this modern end-terrace house presents an excellent opportunity for families seeking a comfortable and well-appointed home. Built in 2005, the property boasts a contemporary design and is well presented throughout, making it an inviting space for both relaxation and entertaining. The house features two spacious reception rooms, providing ample room for family gatherings or quiet evenings in. With three well-proportioned bedrooms, there is plenty of space for everyone, ensuring that comfort is a priority. The property also includes two bathrooms, which is particularly advantageous for busy family life. Situated in a popular residential development on the edge of town, this home is conveniently located close to local amenities, making daily errands and leisure activities easily accessible. The property benefits from parking for two vehicles, adding to the convenience of modern living. This delightful family home is ideal for those looking to settle in a friendly community while enjoying the benefits of contemporary living. With its thoughtful layout and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house 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;

#### Hallway

The hallway has a part glazed door to the front, window to the side, a radiator and stairs leading off to the first floor. A door leads to the cloakroom and the lounge.

#### Cloakroom



There is a window to the front, w/c, wash hand basin on a vanity unit with a mixer tap over. With part tiled walls, a radiator and wood flooring.

#### Lounge 12'2" x 14'4" (3.72m x 4.39m)



The lounge has a window to the front, a radiator, understairs cupboard, feature electric fireplace, coved ceiling and double doors leading to the dining room.

#### Dining Room 7'2" x 8'8" (2.19m x 2.65m )



The dining room has wood floor, a radiator and patio doors leading to the rear garden. An archway leads through to the kitchen.

#### Kitchen 7'8" x 8'8" (2.35m x 2.65m)



The kitchen has a window to the rear, wall and base units with work surfaces over, steel one and half sink bowl with mixer tap over, plumbing for a washing machine, Gloworm gas fired boiler, part tiled walls, tiled flooring, electric oven, gas hob, integrated extractor fan and space for a fridge freezer.

#### Landing

The landing has a window to the side, radiator, airing cupboard and doors leading to the bedrooms and the bathroom.

### Bedroom One 11'8" x 8'36" (3.57m x 2.55m)



The first double bedroom has a window to the front, radiator, part panelled feature wall and a door leading to the en suite.

### En-Suite



The en suite has a shower cubicle with mains powered shower, w.c. with an integrated wash hand basin over and mixer tap, fully tiled walls, tiled flooring, illuminated mirror and an extractor fan.

### Bedroom Two 8'10" x 8'7" (2.70m x 2.64m)



The second double bedroom has a window to the rear and a radiator.

### Bedroom Three 6'7" x 8'5" (2.01m x 2.58m)



The third bedroom has a window to the front, radiator and a built in cupboard.

### Bathroom



The family bathroom has a w.c. , wash hand basin on a vanity unit with a mixer tap over, panel bath

with a mixer tap over and shower over, glazed screen, part tiled walls, tiled floor, heated towel rail and an extractor fan.

### Front Garden



To the front of the property there is a lawned garden with mature trees. A pathway leads to the front of the property with a canopy porch and outside lighting. To the side there is a driveway providing parking for two cars and a gate giving access to the rear garden. To the right of the driveway is a long garden.

### Rear Garden



The rear garden has a decked area with lawned and shrubbed gardens beyond, a second decked area at the end of the garden, shed, outside tap and fencing to the boundaries.

### Additional Photo



### 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, 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

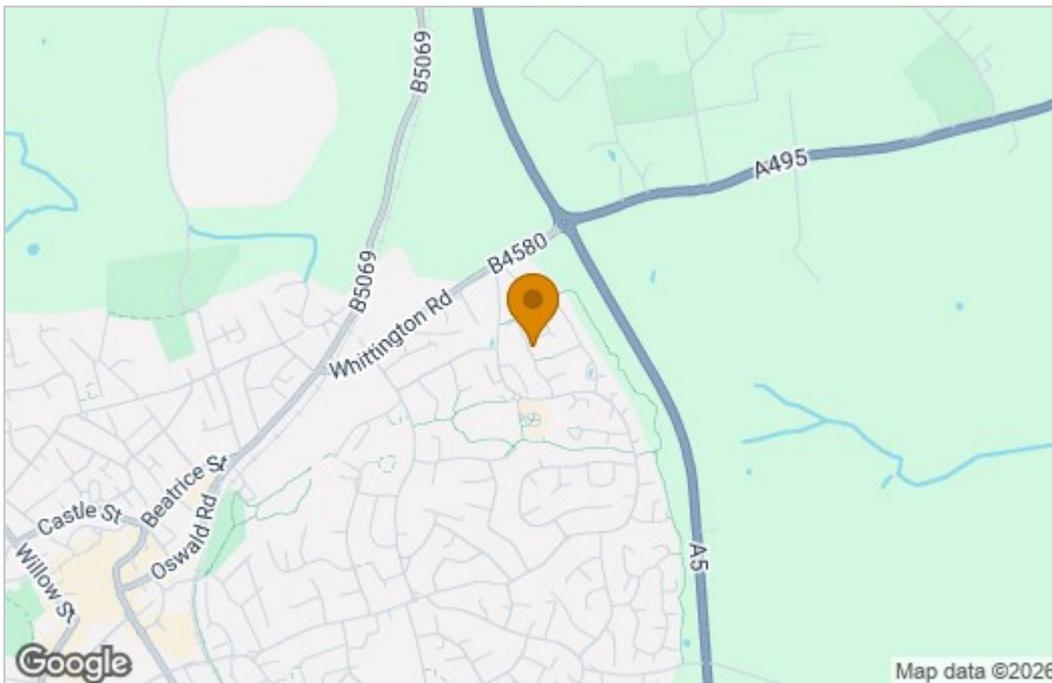
### **Additional Information**

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.

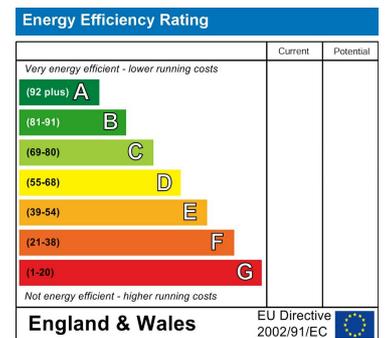
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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