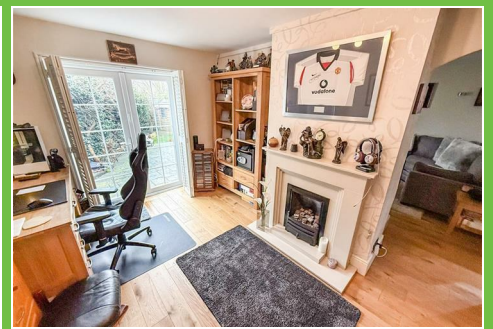


Town & Country

Estate & Letting Agents



73 Chestnut Avenue, Oswestry, SY11 2QT

Offers In The Region Of £195,000

WITH NO ONWARD CHAIN!! Town and Country are pleased to market this delightful property in Chestnut Avenue in Oswestry, boasting a perfect blend of character and modern living. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The property features three well-proportioned bedrooms, each offering a comfortable retreat at the end of the day. This residence is situated in a popular area, making it an excellent choice for those looking to enjoy the tranquillity of suburban life while still being close to local amenities and transport links. With its classic charm and spacious layout, this home on Chestnut Avenue is a wonderful opportunity for anyone looking to settle in the picturesque town of Oswestry.

Directions

From Oswestry Town Centre take the Salop Road as if going out of town, opposite the Highwayman Public House turn left onto Fir Grove and then second left onto Chestnut Avenue, follow the road around where the property will be observed on the left set back off the road. Proceed along the pathway to the end where the property will be found.

Accommodation Comprises;

Hall

The hallway has a part glazed door to the front and window to the front of the property, tiled floor throughout and meter cupboard. Contemporary radiator and stairs off to the first floor. Doors lead to the kitchen and the dining room.

Kitchen 8'10" x 12'0" (2.71m x 3.66m)



The kitchen comprises a range of wall and base units with worktop over and part tiled walls, 1 1/2 stainless steel sink and drainer with mixer tap over, electric oven with a gas Neff hob and internal extractor fan. Integrated Siemens microwave and plumbing for a dishwasher. Space and plumbing for a fridge. Tiled floor throughout and a part glazed door to the side leading to the lobby.

Lounge 12'0" x 12'5" (3.66m x 3.79m)



The lounge has wooden floor throughout, feature marble fireplace with gas inset fire and lighting. French doors open up into the conservatory.

Additional Photo



Dining Room 14'4" x 10'0" (4.39m x 3.05m)



The dining room has a feature fireplace with gas fire inset, French doors into the garden and door into the lounge.

Conservatory 9'10" x 9'6" (3.00m x 2.91m)



The conservatory has tiled flooring and doors leading out to the garden.

First Floor Landing



Access to the loft hatch, contemporary radiator and a window to the front of the property.

Bedroom One 14'6" x 10'0" (4.43m x 3.05m)



This bedroom is a good sized double room and has a window to the rear, radiator and built-in wardrobes for storage, dressing table and drawers.

Bedroom Two 10'5" x 11'5" (3.18m x 3.48m)



Another good sized double room with a window to the rear, radiator and two double built-in wardrobes.

Bedroom Three 10'2" x 6'10" (3.12m x 2.10m)



Bedroom three has a window to the front and radiator.

Bathroom 5'9" x 8'0" (1.76m x 2.45m)



The bathroom suite comprises a shower cubicle with mains shower and two shower head

attachments, wall mounted wash hand basin with mixer tap on a vanity unit, WC, heated towel rail and extractor fan. Fully tiled walls, extractor fan, spotlights and wooden flooring.

Side Lobby

With access doors to the front and rear. Doors lead to the two brick built adjoining outhouses.

Outhouse 6'6" x 9'10" (2.00m x 3.02m)

With a window to the front and power and lighting.

Second Outhouse

The second room has a window to the rear and plumbing and space for appliances.

To the Front



To the front of the property is a large pattern imprinted patio, a large shed with timber doors, fence panelling to the boundaries and a gate leading to the front.

To the Rear



To the rear is a patterned imprinted patio with lawn beyond, a shed and shrubbed and lawned area. There is fence panelling and an outside tap.

Additional Photo



Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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.

Tenure/Council Tax

We understand the property is freehold/leasehold, 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.

To Book a Viewing

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

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.

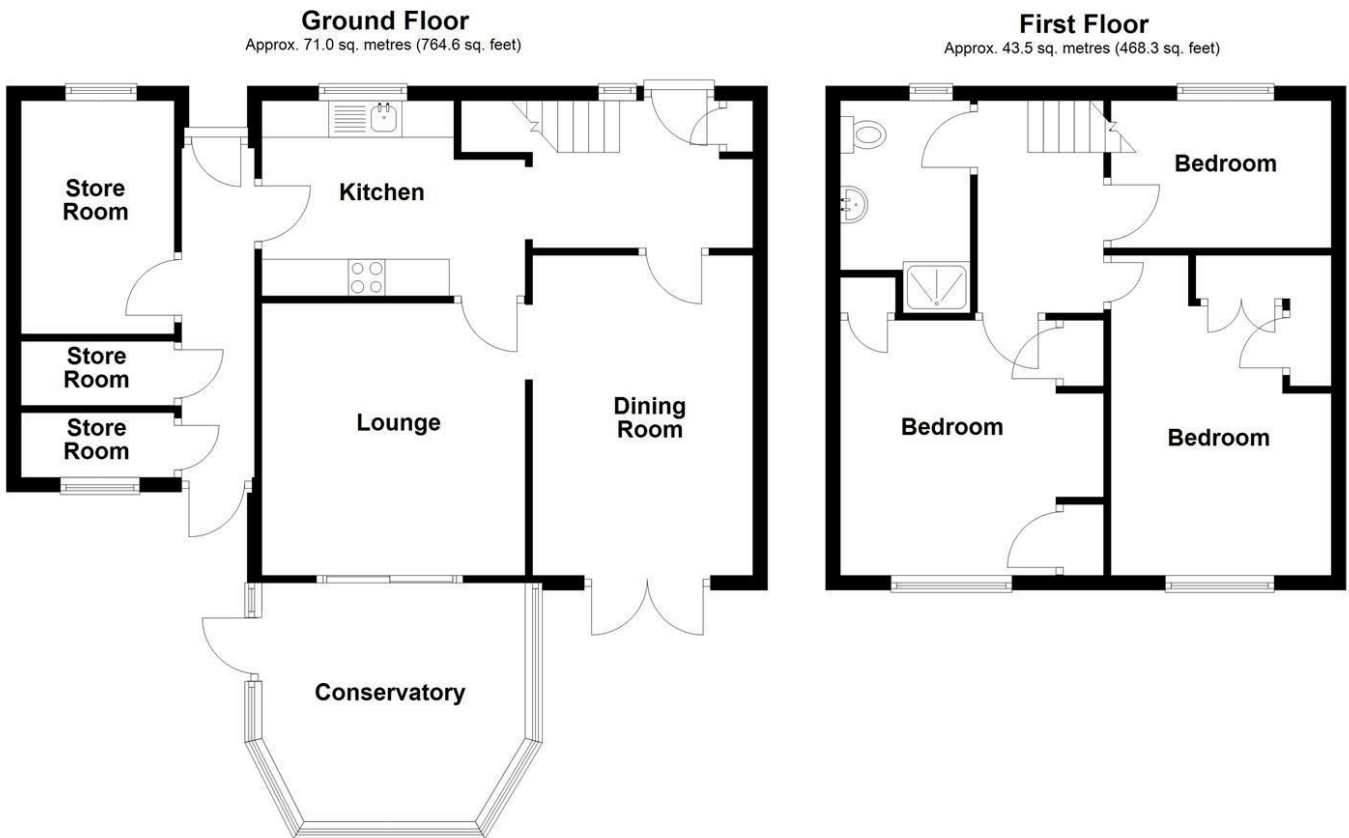
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

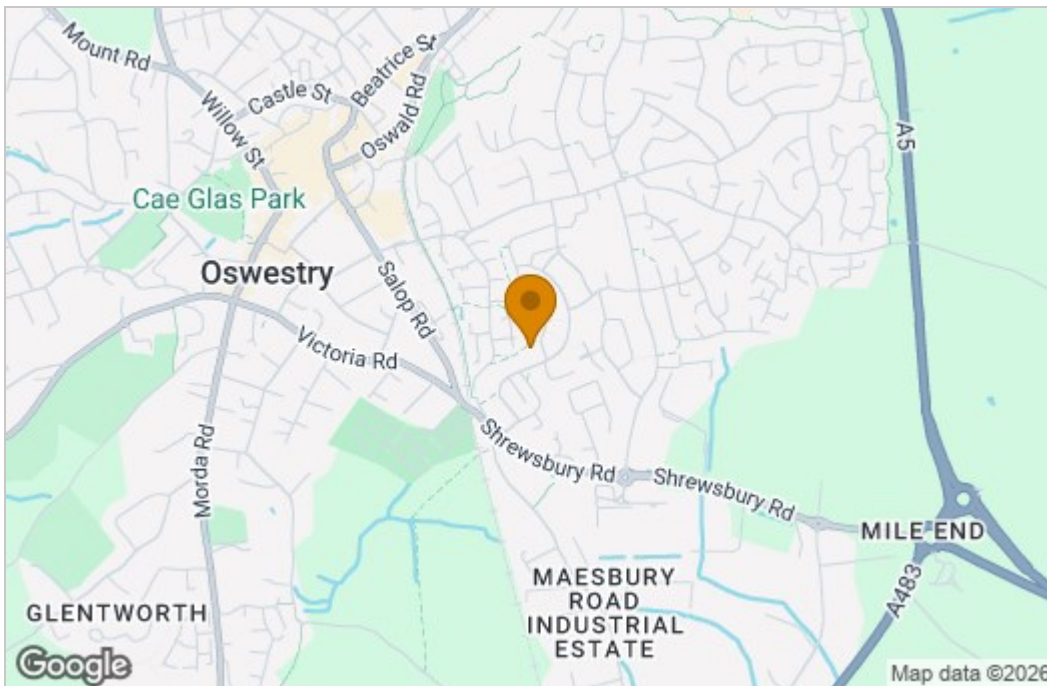
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

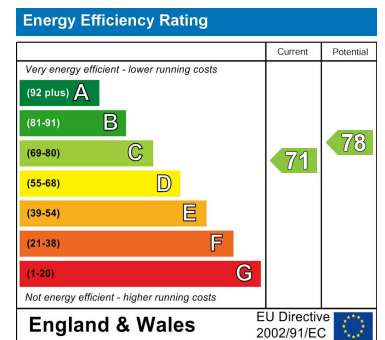
Floor Plan



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

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