

# Town & Country

Estate & Letting Agents



**6 Maplehurst Drive, Oswestry, SY11 1JQ**

**£875**

Town and Country Oswestry offer this detached two bedroom bungalow to the rental market set on the outskirts of Oswestry town. The property has double glazing, gas central heating, garage, driveway and enclosed rear gardens. The accommodation comprises a hallway, kitchen, lounge/ dining room, two bedrooms and a shower room. Oswestry has all amenities including shops, public transport and good road links.

### Directions

From our Oswestry office follow the road up Willow Street and turn right onto Castle Street. Follow Castle Street along onto the one way system. Continue onto Gobowen Road and turn right onto Whittington Road. Follow the road along taking the right turning into Maplehurst Avenue just before the Ford garage. The property will be found on the left hand side.

### Hall

Having a part glazed door, loft hatch, radiator and doors through to the Kitchen and Lounge.

### Kitchen 7'10" x 7'1" (2.40m x 2.16m )



The Kitchen comprises of base and wall units with worktops over, display cabinet, stainless steel single bowl sink, Having vinyl flooring, partly tiled walls, cooker space, space for a fridge/freezer, gas boiler and a window to the rear. Pantry off with shelving.

### Lounge 13'0" x 16'4" (3.98m x 4.98m)



Newly carpet with doors through to the rear garden, TV point and radiator. A door leads through to the inner hall.

### Inner Hall

Having doors to the bedrooms and the main bathroom.

### Bedroom One 9'6" x 10'8" (2.92m x 3.27m )



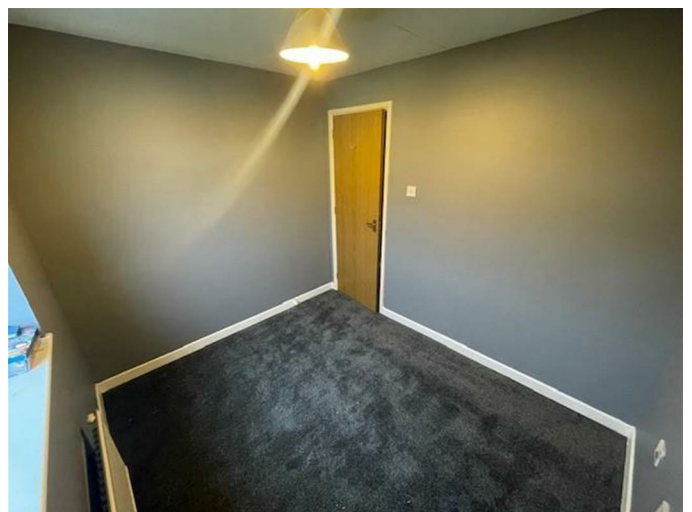
A double bedroom newly carpeted with bow window to the front and radiator.

### Bedroom Two 9'2" x 7'8" (2.8m x 2.36m )



Single bedroom newly carpeted with a window to the front and radiator.

### Additional photo



## Bathroom



W/C, wash hand basin, walk in shower with glass screen. vinyl flooring , window to the side, radiator and extractor fan.

## Additional Photo



## Garage



Single detached garage with up and over door.

## Front Garden

To the front there is a lawned garden with a driveway at the side for two vehicles leading to the garage.

## Rear Garden



The enclosed rear garden has a patio, and low maintained graveled area some small shrubs, gated side access and fence panelling to the boundaries.

## To Book a Viewing

Anyone wishing to view can complete an interest to view form through Rightmove, Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

## 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.

## 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 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.

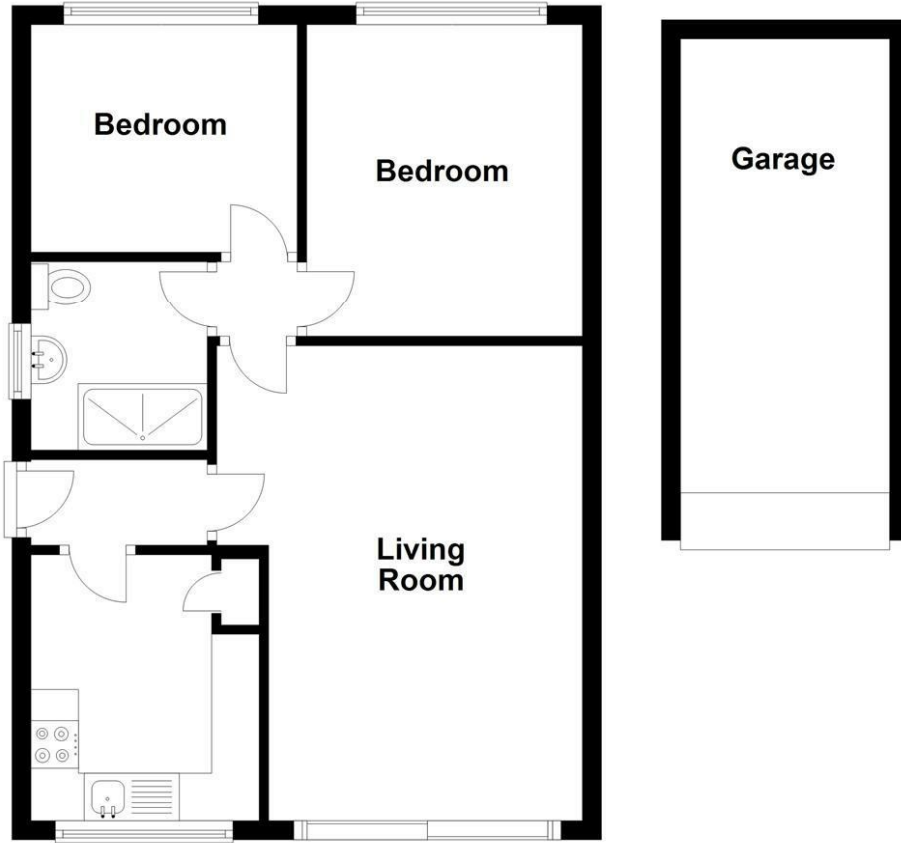
## Additional Photo



# Floor Plan

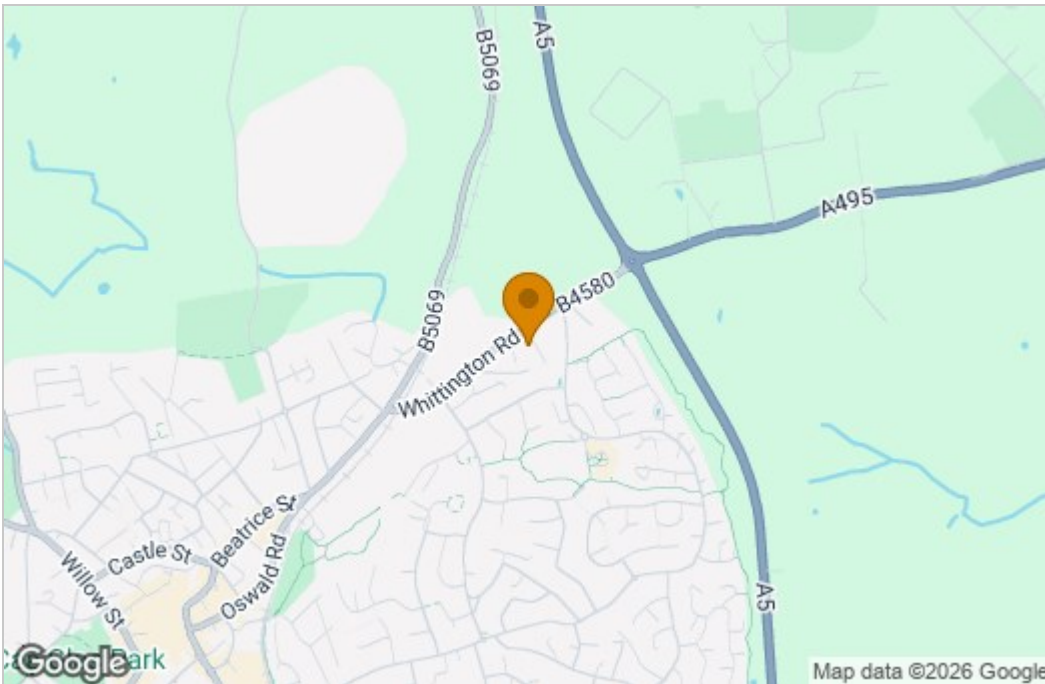
## Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)

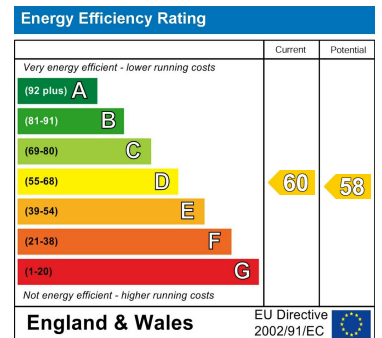


Total area: approx. 60.2 sq. metres (648.3 sq. feet)

# Area Map



# Energy Efficiency Graph



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