Town & Country

Estate & Letting Agents









35 York Street, Oswestry, SY11 1LX

Offers In The Region Of £125,000

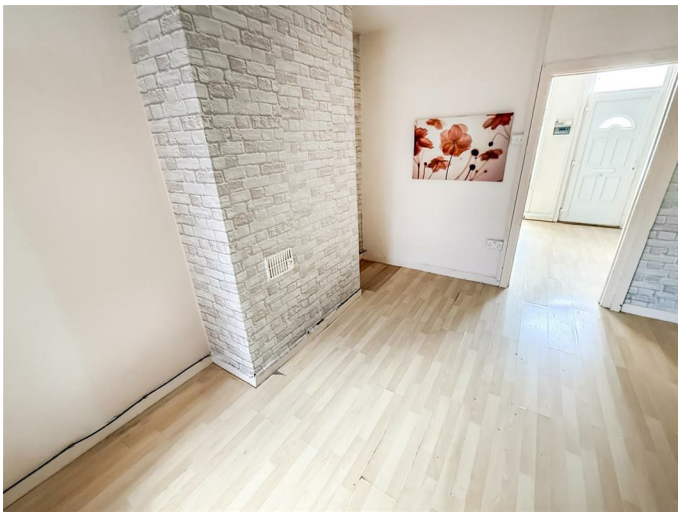
WITH NO ONWARD CHAIN!! Situated in the popular market town of Oswestry, this two-bedroom property is conveniently located within walking distance of the town centre and local amenities. Having two reception rooms, modern kitchen, two bedrooms and a family bathroom. Requiring some improvement throughout, the property offers excellent potential for buyers looking to put their own stamp on a home. Benefiting from a rear garden, it would make an ideal investment opportunity or first-time purchase. Early viewing is recommended.

Directions

From our Willow Street office proceed up the street and turn right onto Castle Street. take the first left onto Oak Street and then second right into York Street. The property will be found on the right hand side identified by our for sale board.

Accommodation Comprises

Lounge 11'1" x 12'4" (3.39m x 3.78m)



This bright room has a large square bay window to the front of the property, laminate flooring and an archway leading through to the dining room.

Additional Photo



Dining Room 11'5" x 12'10" (3.49m x 3.92m)



Another good sized reception room having laminate flooring, a radiator, window to the rear, and understairs cupboard for extra storage. Stairs lead off to the first floor and a door leads through to the kitchen.

Kitchen 6'6" x 9'6" (1.98m x 2.90m)



The kitchen comprises a range of modern wall and base units with a worktop over and part tiled walls, stainless steel sink with a mixer tap over, vinyl flooring, space and plumbing for an electric oven with hob and plumbing for a washing machine. There is a window to the side and a door to the side leading a covered rear porch area.

Additional Photo



Rear Porch

Providing covered access leading to the shed and rear garden.

First Floor Landing

The first floor landing has doors leading to the bedrooms and bathroom.

Bedroom One 10'2" x 12'4" (3.10m x 3.78m)



This good sized first bedroom has a window to the front of the property and a radiator.

Bedroom Two 6'2" x 12'10" (1.88m x 3.91m)



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

Bathroom



The bathroom comprises a bath with shower over and shower screen, WC, wash hand basin and a wall mounted wall cupboard. There is vinyl flooring, built in airing cupboard and a window to the rear of the property.

To The Front

A small courtyard area and pathway lead to the front door with brick wall boundary.

To the Rear



The rear of the property has a small outhouse ideal for storage along with an enclosed rear garden with artificial turf for ease of maintenance. The garden is fully enclosed with gated access to the side making it very secure for children and pets.

Services

The agents have not tested the appliances listed in the particulars.

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 A.

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.

Hours Of Business

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

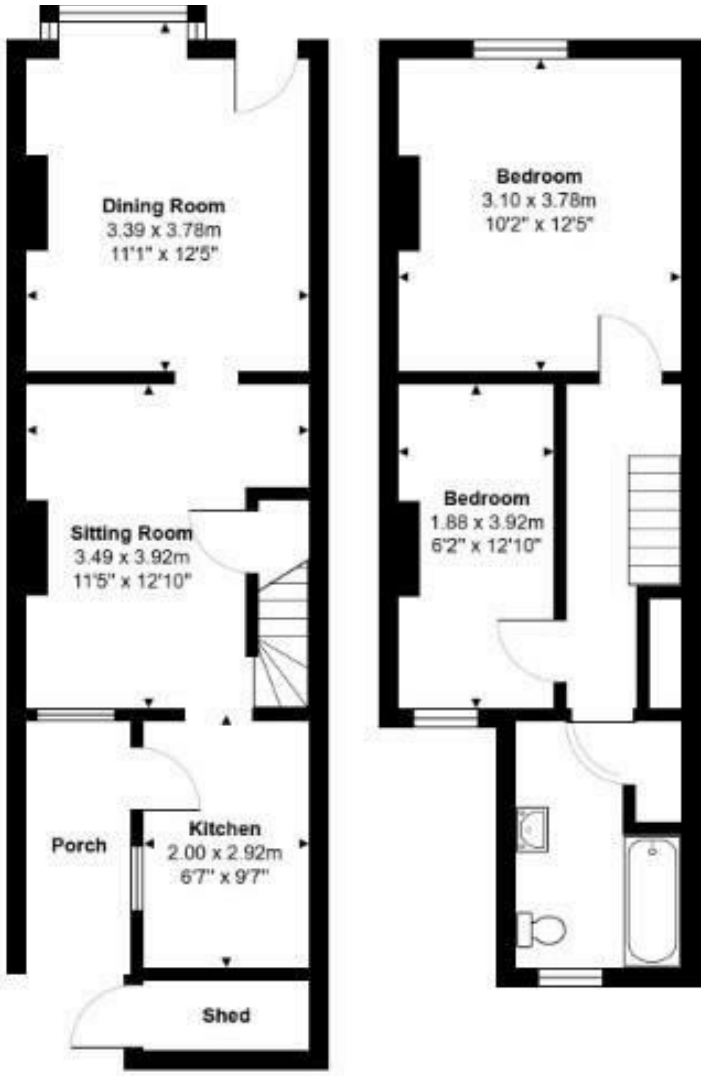
Town and Country Services

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.

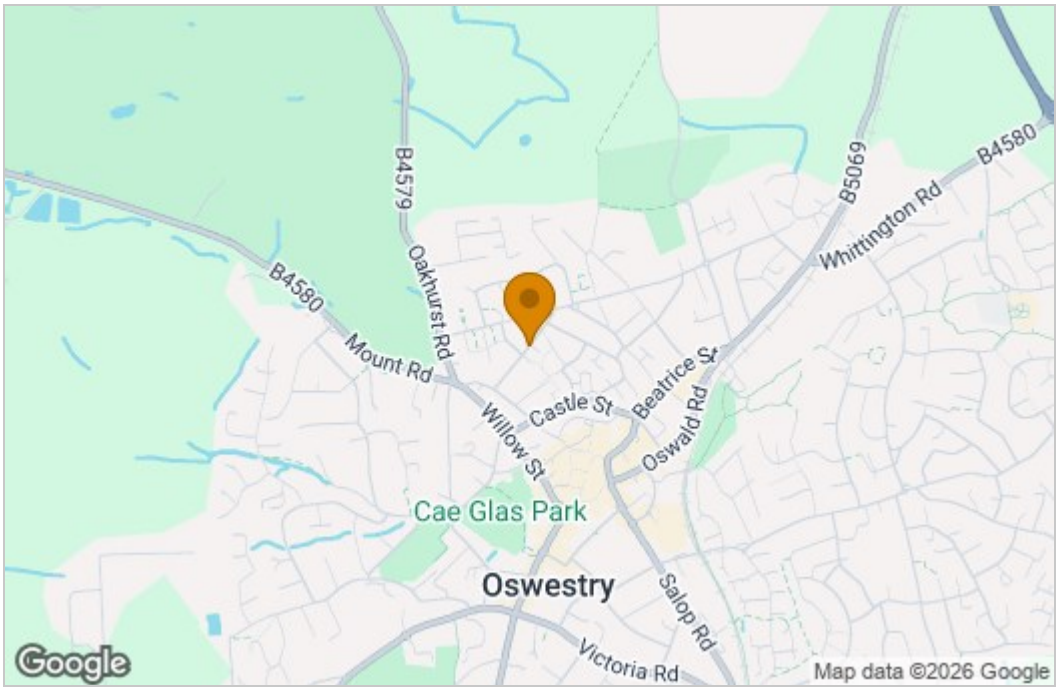
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

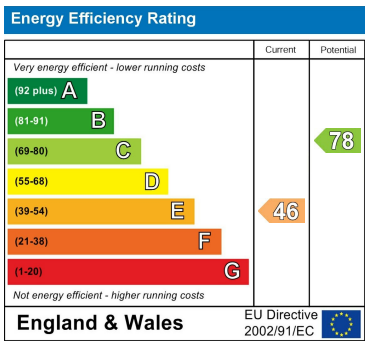
Floor Plan



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

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