

# Town & Country

Estate & Letting Agents



**6 Park Terrace, Oswestry, SY11 1JA**

**Offers In The Region Of £120,000**

**SOLD WITH NO ONWARD CHAIN!!** Town and Country Oswestry are delighted to offer this immaculate two bedroom mid terrace cottage style property located on the edge of Oswestry town with all amenities close at hand. The property has been modernised and redecorated throughout and makes an ideal First time buy or investment purchase. There is a lawned garden to the front and yard area and outhouse to the rear. The property boasts upvc double glazing and gas central heating, along with modern kitchen and bathroom. Oswestry town centre is just a short walk away offering every day amenities including shops, schools and good transport links.

## Directions



From Our Oswestry office proceed out of town on the Gobowen Road. Turn right onto Whittington Road and Park Terrace will be seen on the left hand side just before Colour Supplies.

## Accommodation Comprises

### Lounge 11'11" x 11'3" (3.65m x 3.45m)



Having a window to the front, part glazed door to the front, laminate wood flooring, fireplace provision, meter box, radiator and tv point.

### Kitchen 11'3" x 9'4" (3.45m x 2.87m)



Fitted with a range of modern base and wall units with work surfaces over, stainless steel electric oven, gas hob and extractor fan over, part tiled walls, tiled flooring, radiator, plumbing for a washing machine, window to the rear, Worcester wall mounted gas boiler, space for fridge/ freezer, part glazed door to the rear and stainless steel sink with mixer taps. Stairs lead off to the first floor.

## Additional Photo



### Additional Photo



### Landing

With a radiator and doors to the bedrooms and bathroom.

### Bedroom One 11'5" x 8'8" (3.48m x 2.65m)



With a window to the front, radiator and loft hatch.

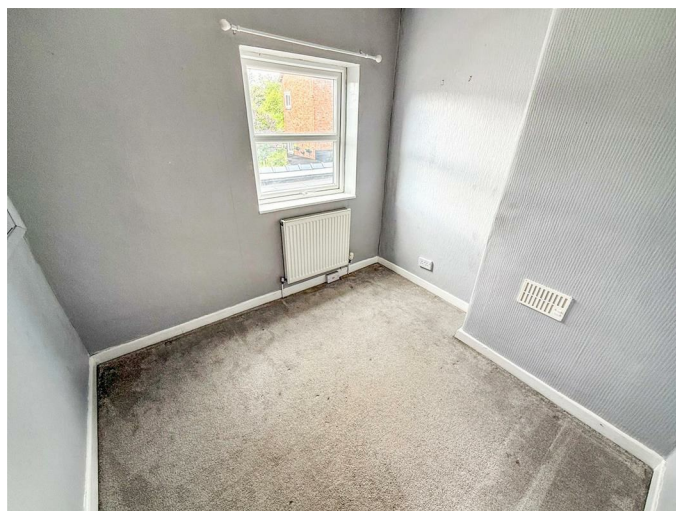
### Bathroom



Fitted with a modern white suite comprising

panelled bath with mixer taps and shower attachment over with glass screen, low level w.c., wash hand basin, part tiled walls, vinyl flooring, extractor fan and radiator.

### Bedroom Two 8'4" x 8'2" (2.55m x 2.49m)



Having a window to the rear, radiator and airing cupboard with tank.

### Front Gardens



A shared pathway leads up to the property. To the front there is an enclosed garden which is lawned and shrubbed with a slate seating area. The garden is enclosed by fencing.

## Rear



To the rear there is a shared yard area with an outhouse with power and lighting ideal for storage.

## 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

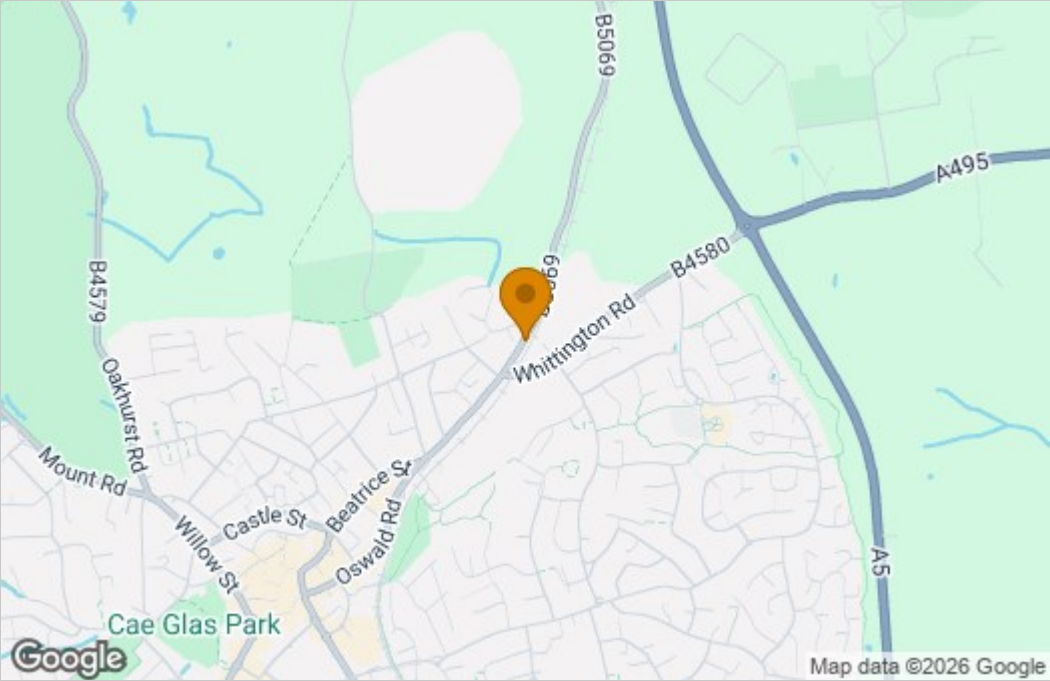
aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Money Laundering Regulations

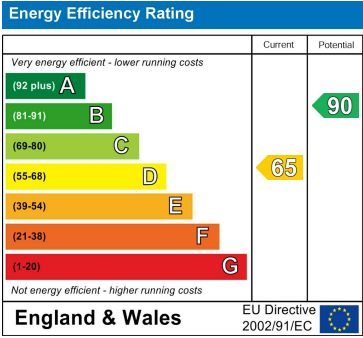
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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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