

2 Beatrice Cottage Albert Road Oswestry SY11 1NF



3 Bedroom House - Semi-Detached
Offers In The Region Of £174,950

The features

- EXCELLENT 3 BEDROOM TOWN HOUSE
- WALLED DECKED SUN TERRACE
- 3 BEDROOMS AND FAMILY BATHROOM
- ENVIABLE LOCATION A SHORT STROLL FROM ALL AMENITIES
- EPC RATING D
- DECEPTIVELY SPACIOUS ACCOMMODATION
- GENEROUS LOUNGE, KITCHEN/DINING ROOM
- ALLOCATED PARKING
- VIEWING RECOMMENDED



***** EXCELLENT 3 BEDROOM TOWN HOUSE *****

An opportunity to purchase this charming double fronted, 3 bedroom Town House offering deceptively spacious accommodation and which must be viewed to be fully appreciated.

Occupying an enviable position in the heart of the Town being a short stroll from all the amenities, cafe culture and schools and is a short drive for commuters from the A5/M54 motorway link road.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, decked walled sun terrace and allocated parking.

Viewing recommended

Property details

LOCATION

The property occupies an enviable courtyard position in the heart of this popular Market Town a short stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Entrance door opening to Reception Hall, wooden effect flooring, radiator. Useful under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of white fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances. Tiled surrounds, matching eye level wall units, ample space for dining table, wooden effect flooring, radiator. Window to the front.

LOUNGE

with window to the front. Stone fire surround housing cast iron log burner with wooden lintel over and extending to the side with media display, wooden effect flooring, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space. Velux roof light.

BEDROOM 1

A generous double room with velux roof light and window overlooking the rear. Built in storage cupboard, radiator.

BEDROOM 2

With window to the rear, exposed boarded floor, radiator.

BEDROOM 3

with velux roof light, radiator.

BATHROOM

with suite comprising shaped panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

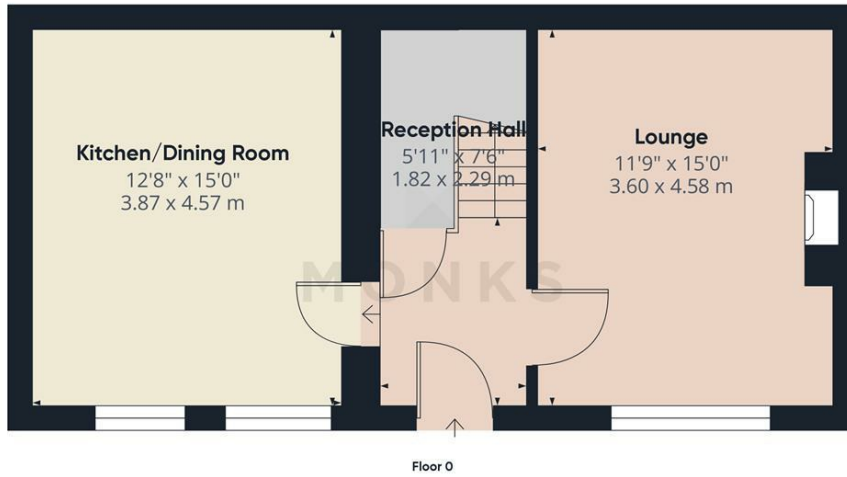
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

2 Beatrice Cottage Albert Road, Oswestry, SY11 1NF.

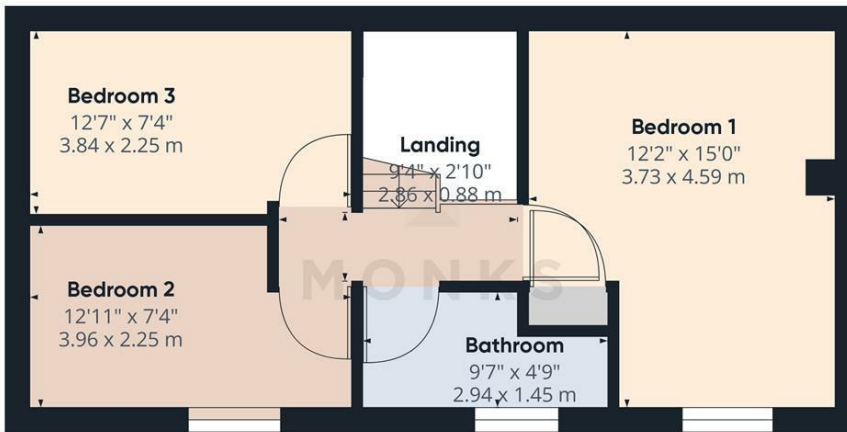
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Floor 0

Approximate total area[®]
870.27 ft²
80.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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