

# 62 College Road Oswestry SY11 2SG



3 Bedroom House - End Terrace  
Offers In The Region Of £170,000

## The features

- INVESTMENT OPPORTUNITY
- THROUGH LOUNGE, KITCHEN AND UTILITY STORE
- DRIVEWAY WITH AMPLE PARKING
- IDEALLY PLACED FOR ALL AMENITIES
- EPC Rating C
- 3 BEDROOM HOME WITH CURRENT TENANT IN SITU
- 3 BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- PERFECT FOR LANDLORD



**\*\*\* EXCELLENT INVESTMENT OPPORTUNITY \*\*\***

Looking to add to your current portfolio or start of as a new Landlord - this is the perfect opportunity to purchase a 3 bedroom home with current tenants.

Occupying an enviable position in this much sought after location, a short stroll from excellent local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining room, Kitchen with Utility Store, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized rear garden.

Viewing recommended

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant 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 off which lead

### THROUGH LOUNGE

A lovely light room with windows to the front and rear, media point, radiator. Ornamental fire surround.

### KITCHEN

With range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds, wall cupboards and useful pantry and under stairs storage cupboards. Window to the rear. Door to

### LARGE UTILITY/STORE

A great versatile room with window to the front and door to the side.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

### BEDROOM 1

A generous sized double room with window to the front, built in storage, radiator.

### BEDROOM 2

with window to the rear, built in storage, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over gravelled driveway with parking for several cars. Garden area laid to lawn with shrub beds and enclosed with fencing and hedging. Side pedestrian access to the enclosed Rear Garden which is of a good sized mainly laid to lawn and enclosed with hedging and fencing. Garden storage.

### 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 - 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 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.

## 62 College Road, Oswestry, SY11 2SG.

3 Bedroom House - End Terrace  
Offers In The Region Of £170,000





Floor 0

Approximate total area<sup>®</sup>  
715.69 ft<sup>2</sup>  
66.49 m<sup>2</sup>



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



## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

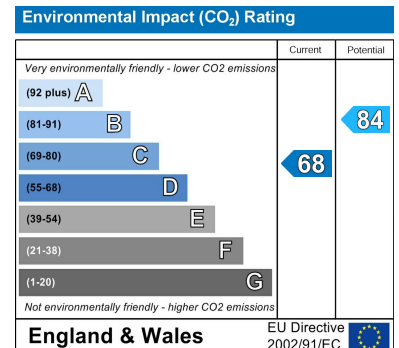
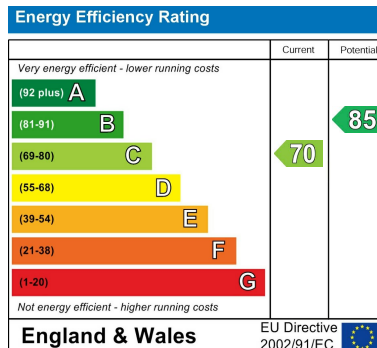
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.