

# 25 York Street Oswestry SY11 1LX



**3 Bedroom House**  
**Offers In The Region Of £149,995**

## The features

- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- A SHORT STROLL FROM THE TOWN CENTRE AND FACILITIES
- KITCHEN/BREAKFAST ROOM
- ENCLOSED WALLED COURTYARD GARDEN
- WELL PRESENTED 3 BEDROOM PERIOD TOWN HOUSE
- LOUNGE WITH OPEN FIRE
- 3 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN



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

**An opportunity to purchase this mature 3 bedroom period terraced house, perfect for first time buyer or investor.**

**Ideally placed for amenities being a short stroll from the Town Centre and its amenities and ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Lounge with open fire, Kitchen/Dining Room, Utility area, 3 Bedrooms and Bathroom.**

**The property has the benefit of gas central heating, double glazing and courtyard garden.**

**Offered for sale with no upward chain, viewing is recommended.**

## **Property details**

### **LOCATION**

The property occupies a convenient location in the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. A short drive from the A5/M54 motorway network and Railway Station at nearby Gobowen which has links to Shrewsbury, Chester and London.

### **LOUNGE**

Sealed unit double glazed door, wooden effect flooring, media point, radiator. Fire place with open grate.

### **KITCHEN/BREAKFAST ROOM**

### **REAR ENTRANCE/UTILITY**

with space and plumbing for washing machine, door to the garden.

### **BATHROOM**

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Window to the side.

### **FIRST FLOOR LANDING**

off which lead

### **BEDROOM 1**

A generous double room with window overlooking the front, radiator.

### **BEDROOM 2**

with window to the rear, wooden effect flooring, radiator.

### **BEDROOM 3**

with window to the rear, wooden effect flooring, radiator.

### **OUTSIDE**

To the front is small forecourt area enclosed with brick walling and wrought iron gate. Walled courtyard style rear garden with access gate to the side.

### **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 A- 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**

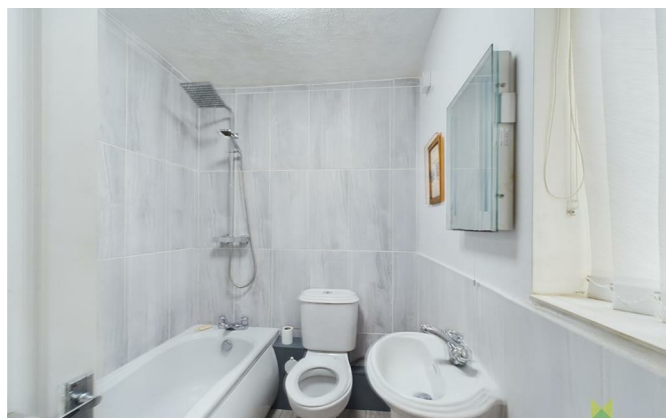
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

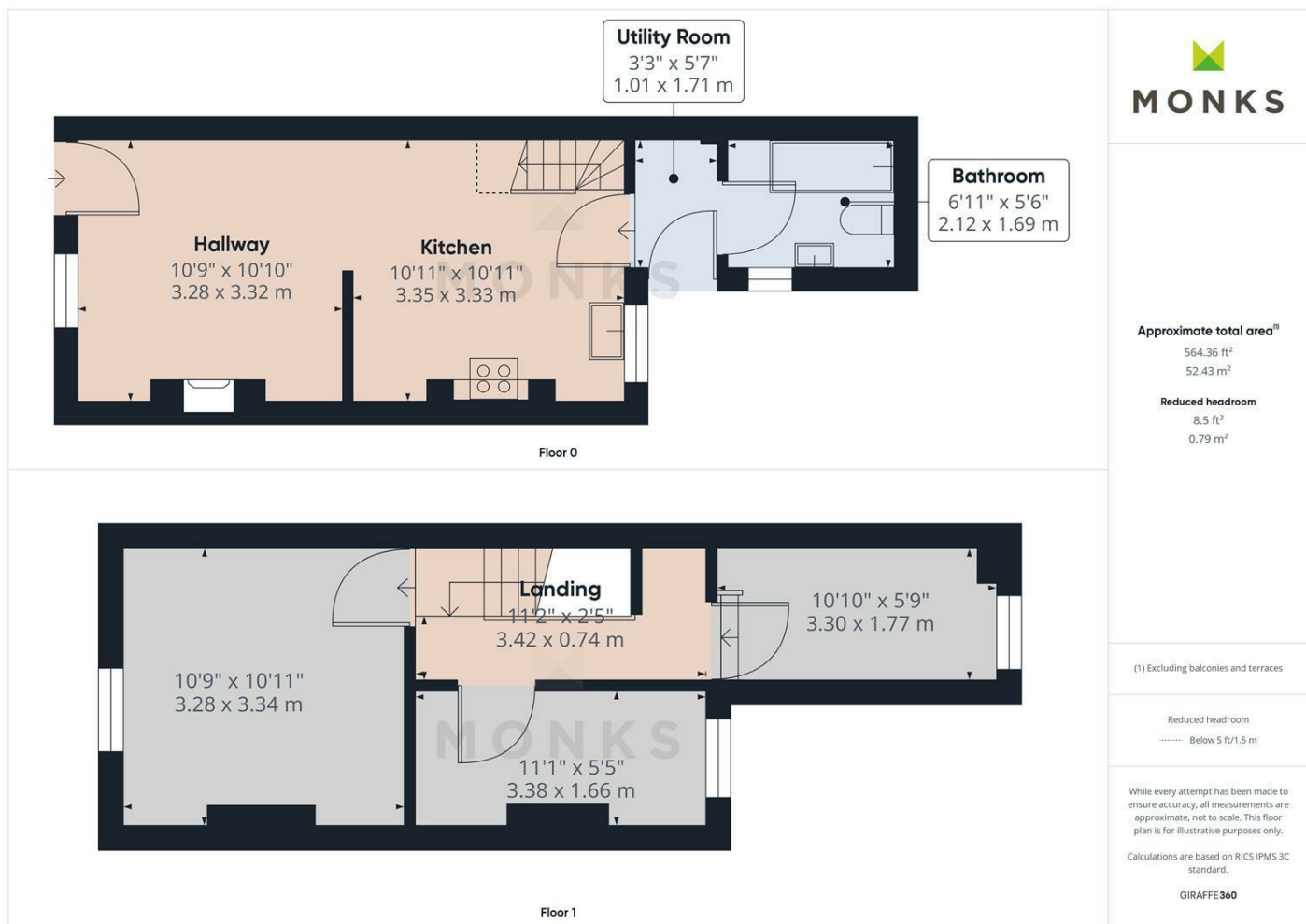


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## Judy Bourne

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## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

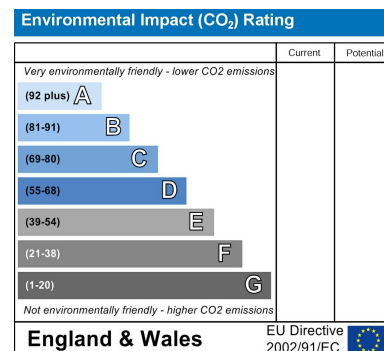
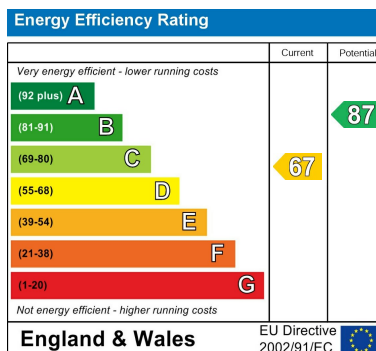
## Oswestry office

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



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- 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.
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