

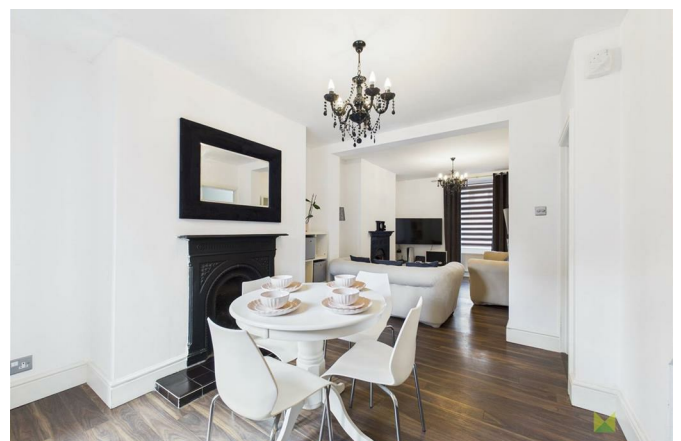
35 Victoria Street Oswestry SY11 2BW



2 Bedroom House - Terraced
Offers In The Region Of £180,000

The features

- IMMACULATE TWO BEDROOM TERRACED HOME
- OPEN PLAN LIVING/ DINING ROOM
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED COURTYARD AND GARDENS
- VIEWINGS ESSENTIAL
- OCCUPYING A CONVENIENT POSITION CLOSE TO TOWN
- RECENTLY FITTED KITCHEN WITH APPLIANCES
- RECENTLY FITTED MODERN BATHROOM
- NO ONWARD CHAIN
- ENERGY PERFORMANCE CERTIFICATE "



*** BEAUTIFULLY PRESENTED TWO BEDROOM HOME ***

An opportunity to purchase this immaculately presented two bedroom mid terrace home, perfect for first time buyers, investors, or those looking to downsize. Offered for sale with the additional benefit of being no onward chain.

Occupying an enviable position on this much sought after street, within walking distance of the Town Centre and all of it's amenities.

Briefly comprising of Reception Hall, Open Plan Living/ Dining Room, Kitchen, Two Generous Double Bedrooms and Bathroom.

Having the benefit of gas central heating, double glazing, and enclosed courtyard and gardens.

Viewings essential.

Property details

LOCATION

This charming period property enjoys a prime position in the heart of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Staircase leading to the First Floor Landing, laminate flooring. Radiator and door leading off,

OPEN PLAN LIVING/ DINING ROOM

A bright and well lit space with window to the front aspect. Feature cast iron fireplace with hearth. TV and media points. Laminate flooring, Radiator.
DINING AREA- With ample space for family dining, French doors leading out to the Rear Courtyard, feature cast iron fireplace and tiled hearth. Laminate flooring, doorway leading into,

RECENTLY FITTED KITCHEN

Attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel single drainer sink set into base unit with mixer tap, integrated oven/ grill with inset four ring induction hob and extractor hood over. Partially tiled splash back and tiled flooring. Space for washing machine below work surface and space for freestanding fridge/ freezer. Window overlooking the side aspect, and partially glazed door leading out to the Rear Courtyard. Wall mounted gas combination boiler.

FIRST FLOOR LANDING

Staircase leads from the Reception Hall to the First Floor Landing with access to loft space. Radiator, doors leading off,

BEDROOM 1

A good sized double bedroom with window to the front aspect. Feature cast iron fireplace. Radiator.

BEDROOM 2

Another good sized room with window to the rear aspect, feature cast iron fireplace. Radiator.

BATHROOM

Neatly presented with suite comprising of freestanding bath with power shower head over, WC and wash hand basin. Partially tiled walls and tile flooring, window to the rear aspect.

OUTSIDE

To the front of the property there is a low level red brick wall and cast iron gate with pathway leading to the covered entrance.

To the rear of the property there is an enclosed courtyard with brick wall and gate leading through to the Rear Garden. Large area laid with lawn, pathway leading down the property, with paved area for patio and wooden storage shed. Enclosed with fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected and would recommend again that this is verified.

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](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

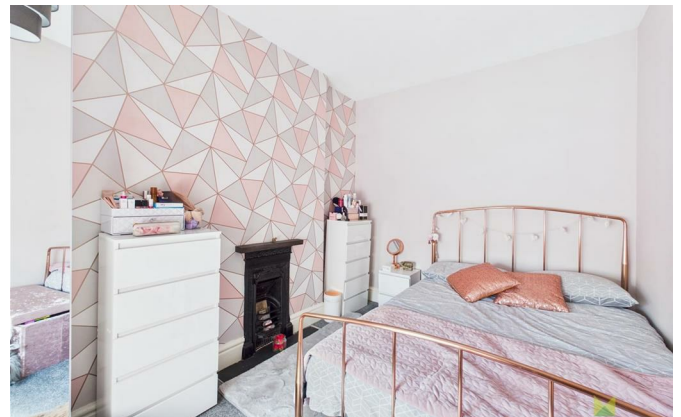
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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Get in touch

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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

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	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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- 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.
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