

Town & Country

Estate & Letting Agents



Popty Cottage Station Road, Oswestry, SY11 4DA

£550

AVAILABLE IMMEDIATELY Town & Country Oswestry are pleased to offer to the market this CHARMING FULLY RENOVATED ONE BEDROOM COTTAGE in Whittington. All rentals require one months rent in advance and one months deposit. All deposits are held within the Deposit Protection Service (Custodial)

Please note that as this property has no outside space it is not suitable for pets.

Directions



Leave Oswestry via Gobowen Road and turn right onto Whittington Road and proceed over the roundabout to the village. Continue into Whittington, over the railway crossing and proceed through the village where the property will be found before the primary school on the left hand side and will be identified by our For Sale board.

Accommodation Comprises:

Lounge/Kitchen 12'0" x 13'5" (3.65 x 4.10)



Having two windows to the front and one to the rear, this room is fitted with a range of base and wall units with work surfaces over, electric oven and hob, stainless steel sink with a mixer tap over, space for appliances, spot lighting, a beamed ceiling, under stairs cupboard and an oak staircase leading off to the first floor. A part glazed door exits to the rear.

Additional Photo



Bedroom 10'8" x 12'0" (3.24 x 3.67)



Having a window to the front and a velux window. A door leads through to the en suite shower room.

Additional Photo.



Shower Room



Having a window to the side and fitted with a shower cubicle with Triton electric shower, wash hand basin on a vanity unit and a W/C. There is tiled floor, extractor fan and spotlighting.

Outside the Property



There is a gravelled area at the side of the property that leads around to the rear of the property. At the rear there is a small yard area ideal for sitting out. There is no provision for parking at the property.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

Tenure/ Council Tax

The Council tax band is A

Town & Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art

Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

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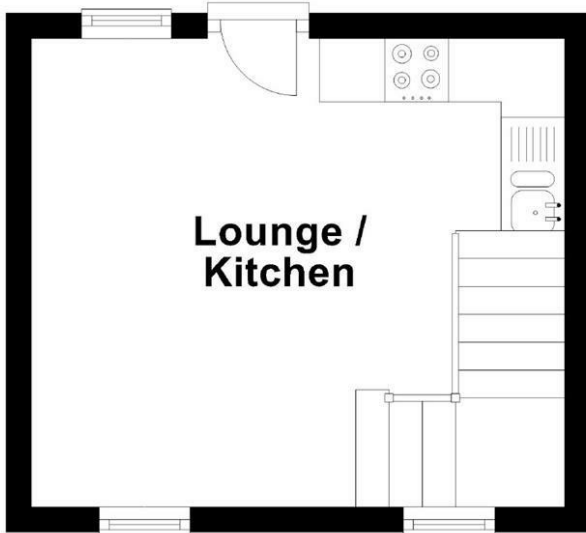
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

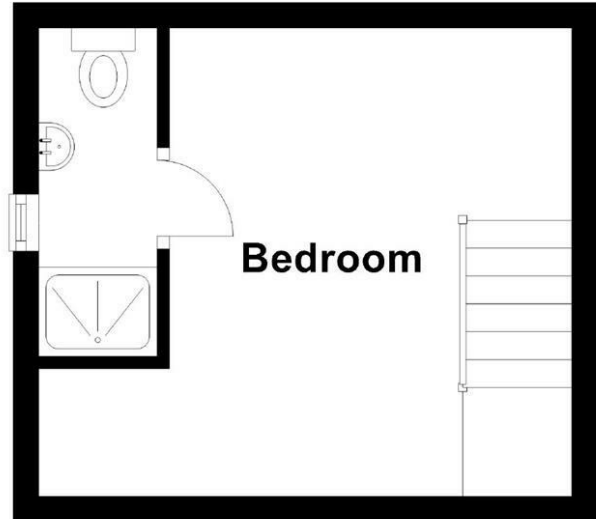
Ground Floor

Approx. 15.5 sq. metres (167.2 sq. feet)



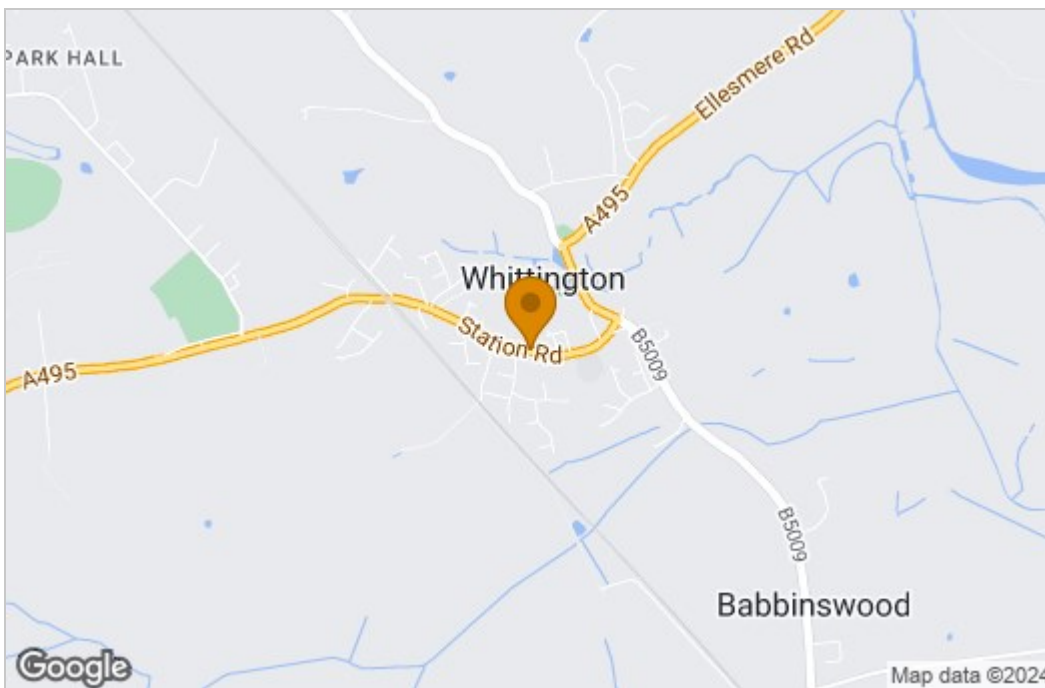
First Floor

Approx. 15.5 sq. metres (167.2 sq. feet)



Total area: approx. 31.1 sq. metres (334.5 sq. feet)

Area Map



Energy Efficiency Graph

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	

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