

# Town & Country

Estate & Letting Agents



**40 Prince Street, Oswestry, SY11 1LD**

**Offers In The Region Of £135,000**

Town and Country Oswestry offer this immaculate, beautifully presented two double bedroom mid terraced home to the market. Located within walking distance of Oswestry town, the property is ideal for first time buyers, investors or those looking to downsize. Having two reception rooms, a modern kitchen, two bedrooms and a modern bathroom along with a garden to the rear, this property is ready to move straight into as the current owner has carried out a full scheme of updating and renovation. Oswestry offers all daily amenities including shops, schools and good road links. A MUST SEE PROPERTY!!!

### Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along and take the third turning on the left onto Prince Street where the property will be seen on the right hand side, identified by our for sale board.

### Accommodation Comprises

#### Lounge 11'5" x 11'4" (3.48m x 3.46m)



The bright lounge has a window to the front, radiator and a focal fireplace with an open fire and a cast iron inset grate. A door leads through to the dining room.

#### Dining Room 8'11" x 9'5" (2.73m x 2.89m)



The dining room has a window to the rear, built in under stairs cupboard, stairs leading to the first floor and alcove fitted shelving and storage. A door leads through to the kitchen. The gas fired central heating boiler is situated in a wall mounted storage cupboard.

#### Kitchen 9'2" x 6'5" (2.80m x 1.96m)



The well appointed kitchen is fitted with a range of base and wall units with work surfaces and matching splash backs over, a part glazed door leads out to the garden and there is a window to the side. The kitchen has a single bowl sink with a mixer tap over, plumbing for a washing machine, cooker space and tile effect laminate flooring. A door leads through to the utility/ pantry.

#### Utility/ Pantry 4'2" x 4'0" (1.29m x 1.24m)

The utility has a window to the side, base and wall units with work surfaces over, vinyl flooring, shelving and coat hooks.

## Stairs and Landing



The first floor has a split staircase with a one side leading to the bathroom and the other leading to the two bedrooms.

## Bedroom One 11'6" x 11'5" (3.51m x 3.49m)



The first double bedroom is a good size and very bright having a coved ceiling, a window to the front, radiator and a feature fireplace with a cast iron inset.

## Bedroom Two 9'4" x 8'8" (2.86m x 2.65m)



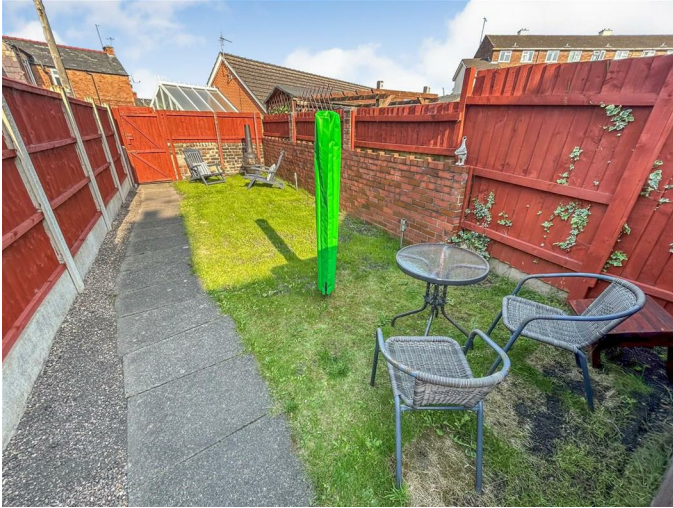
The second double bedroom has a window to the rear, coved ceiling, radiator and loft hatch.

## Family Bathroom 7'3" x 6'7" (2.23m x 2.01m)



The beautiful bathroom has a modern fitted suite, a window to the rear, wash hand basin with a mixer tap over, radiator, panel bath with a mixer tap over and shower head, low level w.c., vinyl flooring, loft hatch and a built in linen cupboard.

## To the Outside



To the front of the property there is a small courtyard garden with a path leading to the front door and a fence boundary. The enclosed rear garden has a brick paved area leading to the lawned garden and gated rear access. There is a brick built outhouse providing good storage, shed and an outside tap.

## Additional Photo



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

## Additional Information

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.

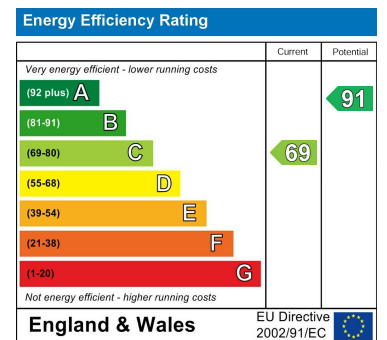
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

## Area Map



## Energy Efficiency Graph



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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk