

# Town & Country

Estate & Letting Agents



**Ensenada Lower Minster, Oswestry, SY11 1SE**

**Offers In The Region Of £180,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this detached two bedroom bungalow to the market. Set in a highly sought after location, the property offers buyers the opportunity to create a lovely family home to their own taste. A full scheme of renovation is required. Accommodation comprises hallway, lounge, dining room, kitchen, two double bedrooms and a bathroom. To the outside there is a driveway, garage and front and rear gardens. Located in Lower Minster, the town centre is an easy walk away offering all daily amenities. In summary, a great opportunity to purchase a property with great potential in a fantastic location.



### Directions

From our Oswestry Office in Willow Street. Turn left onto Welsh Walls at the staggered crossroads and turn right into Brynhafod Road. Turn left into Llanforda Rise and proceed up the road. Turn left into Lower Minster where the property will be seen on the left hand side.

### Accommodation Comprises

#### Porch

Having a quarry tiled floor leading to the front door.

#### Hallway



The hallway has a radiator, cloaks cupboard off, access to the loft and doors leading to all the rooms.

#### Lounge 14'0" x 11'0" (4.27m x 3.36m)



The lounge has a window to the front, two radiators, a gas fire on a marble hearth and a door leading to the dining room.

#### Dining Room 9'5" x 7'11" (2.88m x 2.43m)



The dining room has a window to the front, radiator and a door leading to the kitchen.

#### Kitchen 10'4" x 8'2" (3.16m x 2.50m)



The kitchen has fitted base and wall units, radiator, cooker space and point, part tiled walls, stainless steel sink with a mixer tap, pantry and airing cupboard, window to the side, part glazed door to the side and a door through to the hall.

#### Additional Photo





### Bedroom One 13'4" x 9'8" (4.07m x 2.97m)



The first double bedroom has a radiator and a window to the rear overlooking the garden.

### Bedroom Two 11'0" x 9'9" (3.36m x 2.99m)



The second double bedroom has a radiator and a window to the rear overlooking the garden.

### Bathroom



The bathroom has a panel bath, low level w.c., wash hand basin, radiator, part tiled walls, electric

shower over the bath, vinyl flooring and a window to the side.

### Utility Area 33'9" x 4'10" (10.30m x 1.48m)



The utility area at the side of the house has an outside tap, plumbing and space for appliances and doors to the front and the rear of the property.

### To The Outside

The front garden is shrubbed with a driveway at the side leading to the single garage. The garage has two timber doors to the front and a door to the rear.

### Rear Gardens



The good sized rear gardens are shrubbed with established plants and trees with fence panel boundaries.

### 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 C.

### **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

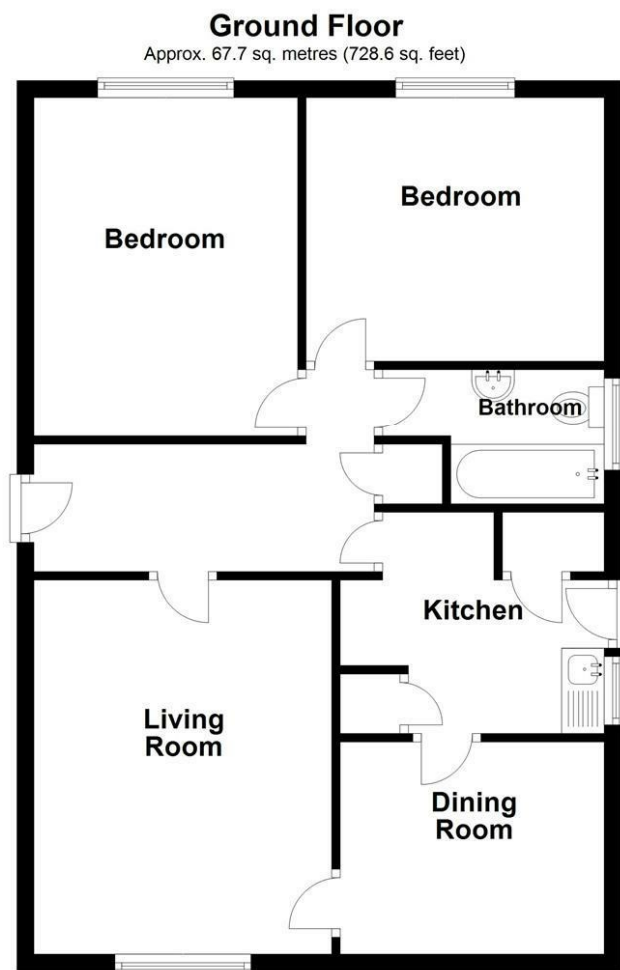
### **Additional Information**

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

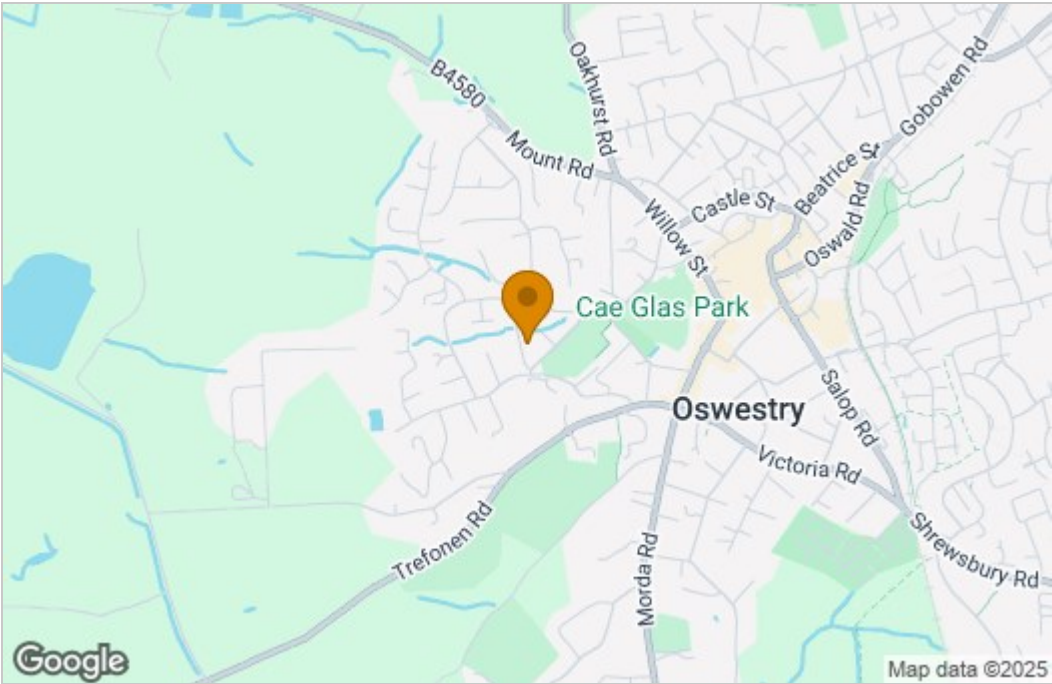
not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

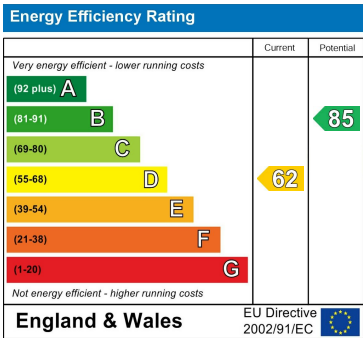


Total area: approx. 67.7 sq. metres (728.6 sq. feet)

Area Map



Energy Efficiency Graph



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