

# Town & Country

Estate & Letting Agents



**3 Station Road, Oswestry, SY11 4DA**

**£675**

Town and Country Oswestry are delighted to present to the rental market this Two Bedroom Apartment. All rentals require one month's rent in advance and one month's rent as a deposit. All deposits are held within the Deposit Protection Service (Custodial).

### Directions

Proceed out of Oswestry on Whittington Road. At the roundabout take the A495 exit into Whittington, upon entering the village, the property will be viewed on your left hand side.

### Porch

With a shared entrance porch leading to the front door.

### Hallway



With large understairs cupboard, door to lounge, bathroom and bedrooms and radiator.

### Lounge/Dining

An open plan living space leading to dining area and kitchen and radiator.

### Additional Photograph



### Additional Photograph



### Kitchen



With a good range of base and wall units, integrated oven with hob above, stainless steel sink and drainer unit, extractor fan, space for fridge/freezer, vinyl flooring and doorway to utility and cloakroom

### Additional Photograph



### Utility

With plumbing for washing machine and space for tumble dryer.

### Cloakroom

With W/C, wash hand basin, Worcester boiler and vinyl flooring.

### Rear Hall

with a door leading to the outside of the property.

### Bedroom One



A generously sized master bedroom with window to the front and radiator.

### Bedroom Two



A second double bedroom with a window to the front and radiator.

### Bathroom



with vinyl flooring, panelled bath with shower over and shower screen, W/C, wash hand basin, heated towel rail, large airing cupboard and radiator.

### Rear Garden

Offering off road parking for one vehicle at the side of the property, there is also on street parking available

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### To Book a Viewing

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

### Services

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

### 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.

### 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.

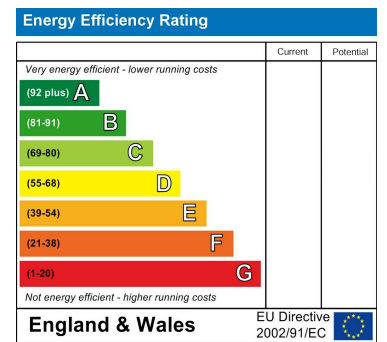
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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