

# Town & Country

Estate & Letting Agents



**3 Epsom Close, Oswestry, SY11 2PG**

**Offers In The Region Of £170,000**

WITH NO ONWARD CHAIN!! AN IDEAL FIRST TIME BUY OR INVESTMENT. Town and Country are pleased to market this well presented two bedroom semi detached property located in the charming area of Epsom Close, Oswestry. Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation and entertaining. The natural light that floods this area creates a warm and inviting atmosphere, perfect for unwinding after a long day. The property features two comfortable bedrooms, providing ample space for rest and privacy. Completing the home is a well-appointed bathroom and fitted kitchen, designed for both functionality and comfort. Situated in a peaceful neighbourhood, this semi-detached house is conveniently located near local amenities, schools, and parks, ensuring that everything you need is within easy reach. The surrounding area boasts a friendly community atmosphere, making it a wonderful place to call home. In summary, this two-bedroom semi-detached house on Epsom Close presents an excellent opportunity for those looking to settle in Oswestry. With its practical layout and prime location, it is a property that should not be missed.



### Directions

From our Willow Street office, proceed through town along Salop Road. Turn left onto Middleton Road and continue along onto Cabin Lane. Proceed along and turn right onto Ascot Road. Turn right onto Epsom Close where the property will be seen on the left hand side.

### Accommodation Comprises

#### Hall



The property is accessed via a part glazed door into the hall with stairs to the first floor and radiator. An archway leads into the kitchen and a leads into the lounge.

#### Kitchen 7'6" x 7'1" (2.31m x 2.18m)



The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for appliances and double electric oven with ceramic hob and chimney extractor fan over, part tiled walls, vinyl flooring and a window to the front.

#### Lounge 14'5" x 10'2" (4.41m x 3.10m)



The bright lounge/ dining room has patio doors onto the rear garden, radiator and understairs storage cupboard providing storage.

#### Landing

Providing access to the roof space via hatch and window to the side. Doors lead to the bedrooms and the bathroom.

#### Bedroom One 10'5" x 8'9" (3.20m x 2.69m)



A good sized double bedroom having two windows to the front, radiator, airing cupboard housing the boiler and built in wardrobe.

### Bedroom Two 8'5" x 7'3" (2.59m x 2.21m)



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

### Bathroom



The family bathroom is fitted with a panel bath with mixer tap and mains shower over with two shower heads and bifold shower screen, wash hand basin, WC, heated towel rail, vinyl flooring and extractor fan. Spotlights to the ceiling and a window to the front.

### To the Front of the Property

To the front of the property there is a lawned and shrubbed garden and driveway with a canopy porch with light over the front door.

### Rear Garden

The good sized rear garden is lawned and shrubbed with patio area for entertaining, fence panel boundaries and gated side access.

### 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 5.00pm

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

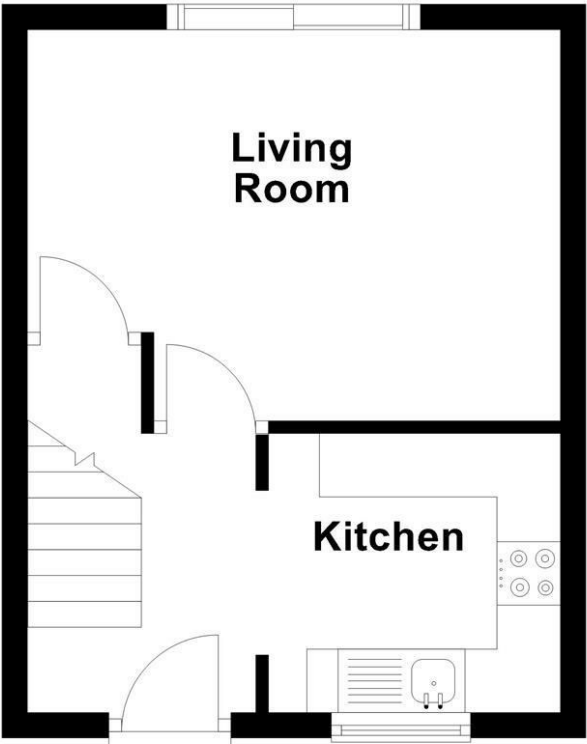


intended for guidance purposes only.

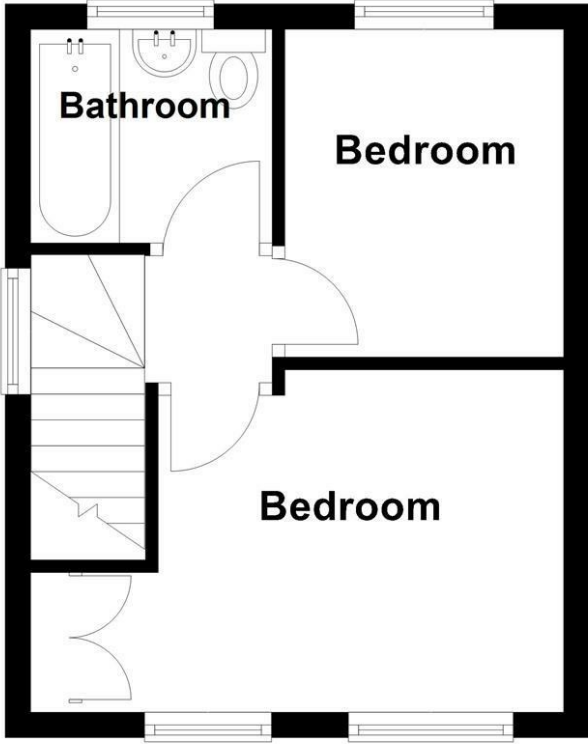
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

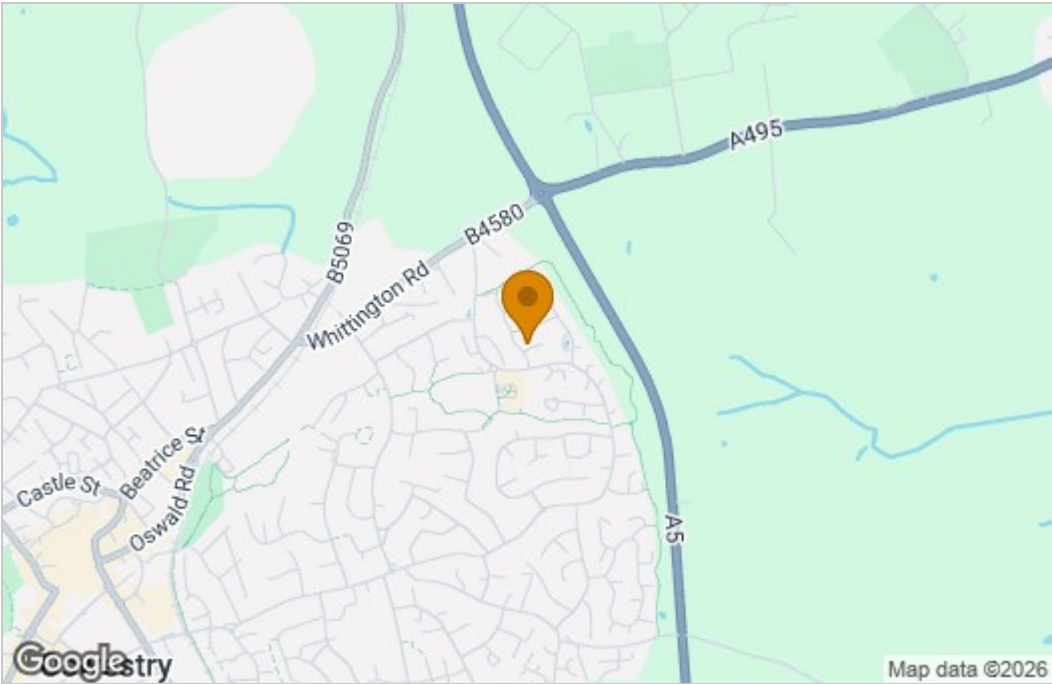
Ground Floor



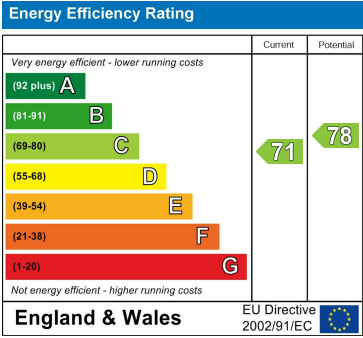
First Floor



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 firms 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