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# 48 Victoria Road, Oswestry, Shropshire, SY11 2HU

# Offers in the Region Of £190,000

A great opportunity for first time buyers or investors a modern 2 bedroom end terrace property situated a short distance from Oswestry town centre. Accommodation comprises; Entrance Hallway, Kitchen, Spacious Living Room, First Floor Landing, 2 Good Sized Bedrooms, Bathroom. Low Maintenance Paved Rear Garden.

Parking for 2 Vehicles. GCH, DG





#### 48 Victoria Road, Oswestry, Shropshire, SY11 2HU

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### **Accommodation comprises**

Enclosed porch, with storage to the side, rosewood style uPVC double glazed entrance door.

#### **Entrance Hallway**

Radiator, oak effect laminate flooring, Nexus 8 alarm panel.

# **Kitchen** 9' 1" x 7' 5" (2.78m x 2.26m)

Fitted with good range of oak Shaker style units with solid wood work top with inset sink unit. Integrated under counter fridge and freezer, black ceramic hob with chrome and glass extractor hood, Bosch single electric oven, Hoover washing machine. uPVC double glazed window, Worcester gas fired central heating boiler and ceramic tile flooring.

**Living Room** 15' 0"  $\times$  13' 8" (4.56m  $\times$  4.17m) Oak style laminate flooring uPVC window to the side and uPVC double glazed sliding patio doors to the rear and feature fireplace with coal effect gas fire inset.

#### **First Floor Landing**

Access to loft space, uPVC double glazed window to side.

**Bedroom 1** 10' 5" x 9' 10" (3.18m x 3.00m) uPVC double glazed window, radiator, built-in storage cupboard and airing cupboard with slatted shelves.

**Bedroom 2** 8' 6"  $\times$  13' 8" (2.58m  $\times$  4.17m) Radiator and uPVC double glazed window to the rear.

# **Bathroom** 7' 2" x 5' 5" (2.18m x 1.66m)

Fitted with white bathroom suite including bath with thermostatic shower unit over, WC and sink set to vanity unit with storage, fully tiled walls, ceramic tile flooring, towel radiator.

#### Rear Garden

Low maintenance, paved rear garden with gravel bed to one side and enclosed by timber fencing. There is gated access to the side and gate to the rear gates leading to parking space for 2 vehicles.

#### **Council Tax Band B**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351** 

## **Ground Floor**



## **First Floor**

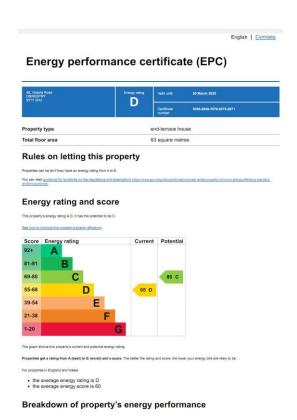


We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication of the property.

Plan produced using PlanUp

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#### FLOOR PLANS FOR GUIDANCE ONLY















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To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351** 

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage