



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" x 13' 8" (4.56m x 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" x 13' 8" (2.58m x 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 tool and not an exact replication of the property.
 Plan produced using PlanUp
 Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

45, Victoria Road DOWNEY BT11 2HU	Energy rating D	Valid until: 30 March 2025
		Certificate number: 0330-2949-7079-9375-2871

Property type: end-terrace house
 Total floor area: 63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. 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