



9 Lloyd Street, Oswestry, Shropshire, SY11 1NL

£142,000

A spacious two bedroom terrace home enjoying period features and within close proximity to many local amenities and schools. Accommodation comprises: Entrance Hall, Large Living/Dining Room, Kitchen, WC, Utility Area, Two Double Bedrooms, Bathroom, Rear Garden and Courtyard. NO UPWARD CHAIN.



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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

uPVC double glazed entrance door, with window above.

Entrance Hall 10' 9" x 3' 1" (3.27m x 0.94m)
Radiator, tile effect vinyl flooring, carpeted staircase to First Floor Landing.

Living/Dining Room 24' 7" x 9' 8" (7.49m x 2.94m)

A good size room with double glazed walk in bay window to the front, 2 double radiators, useful under stairs storage cupboard, wall and ceiling lights, single glazed window to Utility Space.

Kitchen 9' 0" x 7' 11" (2.74m x 2.41m)

Fitted with cream base and eye level units with laminate work tops with inset stainless steel sink unit with mixer tap, integrated electric oven, 4 ring electric hob with stainless steel splash back and filter hood above, vinyl flooring, double glazed window to the side.

Downstairs WC 2' 10" x 7' 3" (0.86m x 2.21m)
Fitted with wash basin and WC, extractor fan, central heating boiler.

Utility Area 7' 11" x 4' 7" (2.41m x 1.40m)

Exposed concrete flooring, small kitchen unit with laminate work top above, glazed door to rear courtyard.

Rear Courtyard

Outside storage, outside tap, gated access across communal pathway to rear garden.

First Floor Landing 13' 7" x 5' 0" (4.14m x 1.52m)

Carpet, useful built in storage cupboard.

Bedroom 1 10' 3" x 13' 2" (3.12m x 4.01m)

Dark wood effect laminate flooring, 2 double radiators, double glazed bay window to the front.

Bedroom 2 11' 9" x 7' 9" (3.58m x 2.36m)

Carpet, double radiator, double glazed window to the rear.

Bathroom 7' 11" x 7' 7" (2.41m x 2.31m)

Good size bathroom fitted with 4 piece suite including bath, corner shower cubicle with mixer shower and sliding doors, wash basin and WC, double glazed window to the rear, radiator, access to loft space.

Rear garden

Low maintenance rear garden enclosed by fencing with gated entrance. Paved patio with artificial area of lawn and raised shrub beds.

External - Front

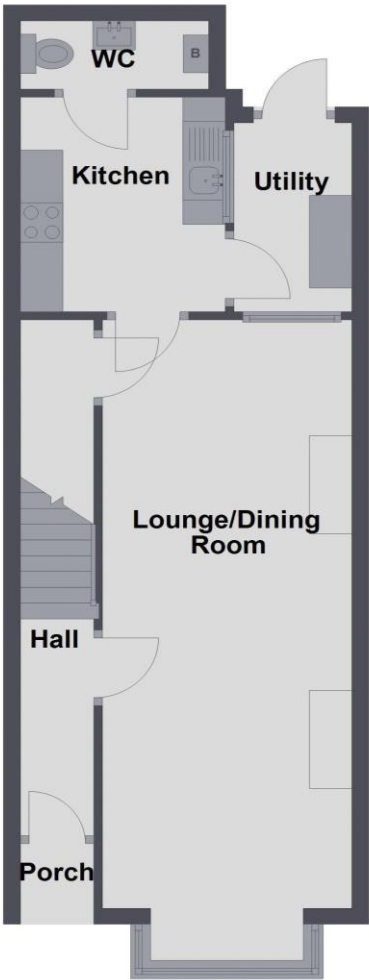
Approached over a concrete pathway and patio, enclosed by low brick wall. On Street Parking.

Council Tax Band A

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



FLOOR PLANS FOR GUIDANCE ONLY

02/10/2024, 10:16

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

8 Lloyd Street Cardiff CF11 1NL	Energy rating C	Valid until 13 October 2031
		Certificate number 9310-2647-3100-2398-6035

Property type
Mid-terrace house

Total floor area
77 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/government/uploads/system/uploads/attachment_data/file/600000/landlord-guidance.pdf).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2647-3100-2398-6035>



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