



Zaza Johnson & Bath
Estate Agents

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17 Ascot Road, Albany Park, Oswestry, Shropshire, SY11 2RE

£165,000

A neat 2 bedroom semi detached property located within easy access of Oswestry town centre and link roads. The accommodation includes, Hall, Living Room, Kitchen, Conservatory, 2 Bedrooms, Bathroom, Driveway and Gardens. DG, GCH. Ideal for first time buyers and investors. Viewing Recommended. 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.

Entrance Hall 7' 2" x 5' 5" (2.18m x 1.65m)

Tiled flooring, carpeted staircase to First Floor Landing, radiator.

Kitchen 7' 6" x 7' 2" (2.28m x 2.18m)

Tiled flooring, double glazed window to the front. Fitted with a range of grey matt units, laminate work tops, inset sink unit, radiator, extractor fan, filter hood, space for cooker and further appliances.

Living Room 10' 0" x 13' 7" (3.05m x 4.14m)

Useful under stairs storage cupboard, radiator, carpet.

Conservatory 9' 3" x 8' 9" (2.82m x 2.66m)

Tiled flooring, radiator, double glazed windows and French doors lead to rear garden.

First Floor Landing

Access to roof space.

Bedroom 1 8' 8" x 10' 5" (2.64m x 3.17m)

Newly fitted carpet, radiator, 2 double glazed windows to the front, built in over stairs storage cupboard and built in wardrobe.

Bedroom 2 8' 6" x 7' 2" (2.59m x 2.18m)

Carpet, radiator, double glazed window to the rear.

Bathroom 5' 7" x 6' 0" (1.70m x 1.83m)

Fitted with wash basin, WC and bath with electric shower over, double glazed window to the rear, radiator, part tiled walls, extractor fan.

Rear Garden

From Conservatory approached onto a paved patio with lawn beyond. Enclosed by fencing with gated access to the side and driveway.

External - Front

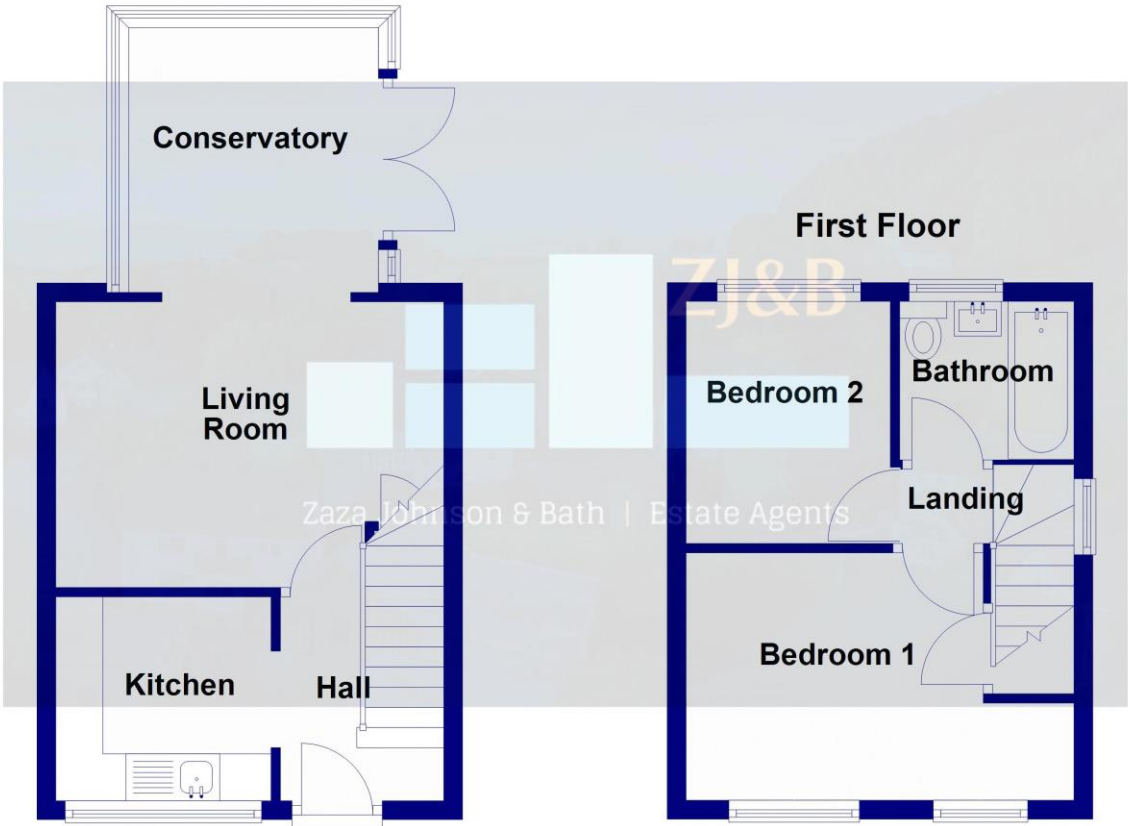
Small lawn with paved pathway to the entrance door. Tarmacadam driveway to the side provides ample parking.

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



17 Ascot Road, Oswestry

FLOOR PLANS FOR GUIDANCE ONLY

02/07/2025, 15:22

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

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

17 Ascot Road OSWESTRY SY11 2RE	Energy rating D	Valid until:	17 November 2034
		Certificate number:	9504-3942-8200-9784-8200

Property type	Semi-detached house
Total floor area	54 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9504-3942-8200-9784-8200>

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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