

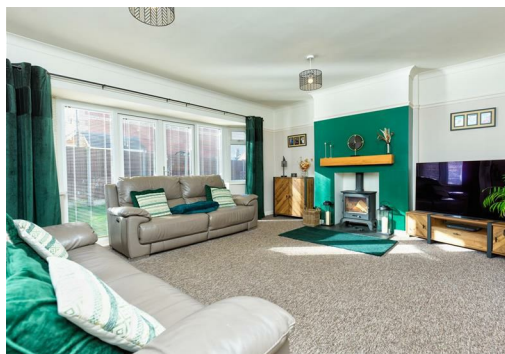


FOR SALE

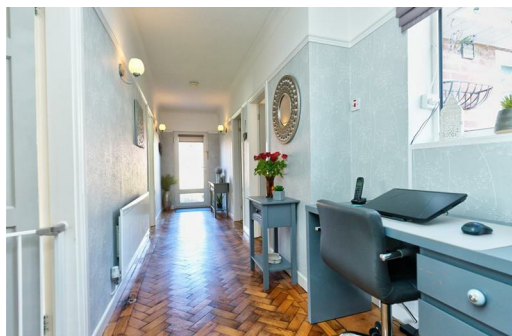
Offers in the region of £290,000

The Downs Victoria Street, Oswestry, SY11 2BW

A beautifully presented and well appointed Detached 3 Bed Bungalow situated on the fringe of town in one of Oswestry's oldest and established residential locations. The property benefits from a combination of character features including parquet flooring and pictures rails which has been blended with a contemporary style and must be viewed to be appreciated.







- Beautifully Presented Detached Bungalow
- Set in an Established Residential Location
- Fringe of Town Location
- Character, Beautiful Parquet Flooring
- Living Room with Log Burner
- Off Road Parking, Garage and Gardens

## DIRECTIONS

From Halls Oswestry office proceed to the traffic lights and continue straight over into Cross Street. Proceed on to Church Street. At reaching the traffic lights, turn left into Victoria Road, then take the second turning on the right into Victoria Street where the property will be accessed via an archway adjoining no 23 Victoria Street.

## DESCRIPTION

A most well-appointed 3 bedroom detached bungalow which enjoys a tucked away position behind Victoria Street. The accommodation comprises: Reception Hall, Lounge, Kitchen/Dining Room, Three Bedrooms and Bathroom. Outside the property benefits from parking provision, garage and gardens. A particular feature is the courtyard adjacent to the property/garage with pond.

## SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

## ACCOMMODATION

A UPVC double glazed entrance door leads into:-

### RECEPTION HALL

Attractive parquet wood flooring, radiator, picture rail, central heating thermostat, UPVC double glazed window to side elevation, built in storage cupboard with central heating boiler, UPVC double glazed window and UPVC part double glazed exterior door leading to side garden.

### LOUNGE

16'8" x 14'9" (5.10 x 4.50)

Two radiators, feature fireplace currently housing a log burner, UPVC double glazed patio doors to side garden, picture rail.

### BEDROOM 1

12'1" x 11'9" (3.70 x 3.60)

UPVC double glazed windows to front and side elevations, radiator, range of fitted bedroom furniture.

### BEDROOM 2

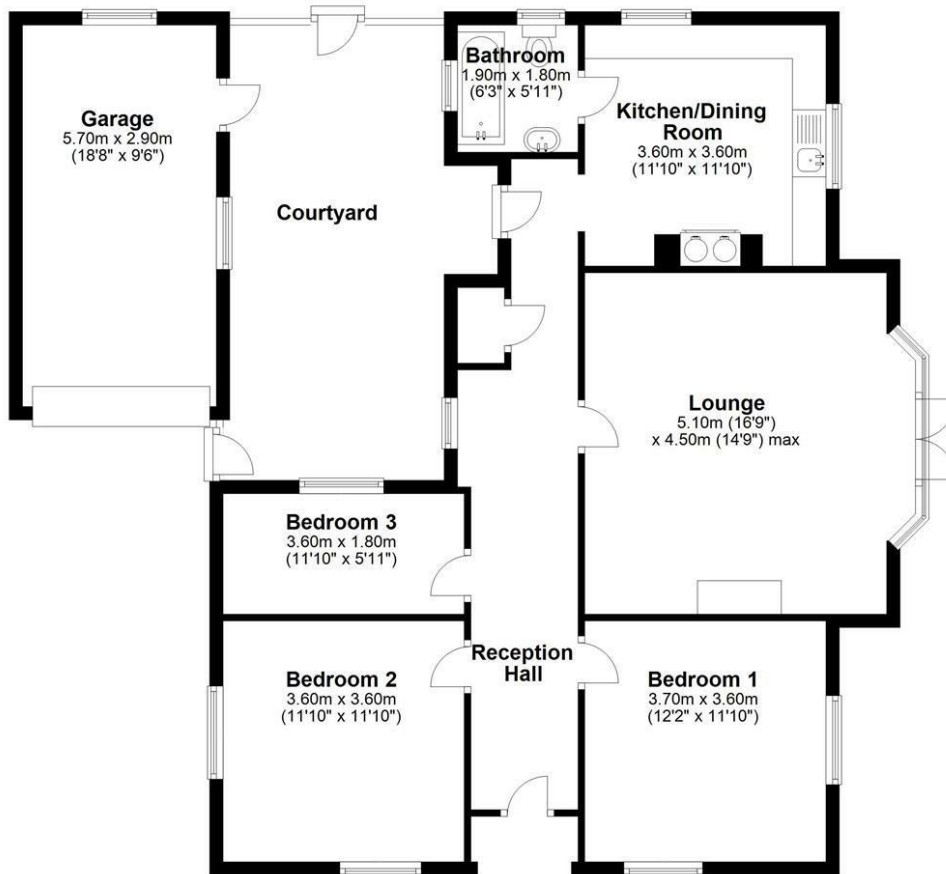
11'9" x 11'9" (3.60 x 3.60)

UPVC double glazed windows to front and side elevations, radiator, range of fitted bedroom furniture.



**Ground Floor**

Main area: approx. 91.8 sq. metres (988.4 sq. feet)  
 Plus garages, approx. 16.5 sq. metres (177.9 sq. feet)



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**The Downs**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



### BEDROOM 3

11'9" x 5'10" (3.60 x 1.80)

UPVC double glazed window to rear elevation, radiator.

### INNER HALL

### KITCHEN/DINING ROOM

11'9" x 11'9" (3.60 x 3.60)

UPVC double glazed windows to side and rear elevations, a modern range of fitted base and eye level units, work surfaces, part tiled surround, stainless steel sink and drainer with mixer tap, space for appliances, radiator.

### BATHROOM

6'2" x 5'10" (1.90 x 1.80)

UPVC double glazed windows to side and rear elevations, white suite comprising: bath with tiled surround, pedestal wash hand basin, low flush WC, recessed spotlighting, shaver point and heated towel rail.

### OUTSIDE

Accessed off Victoria Street a driveway leads through a wooden gate leading onto a gravel driveway providing ample parking provision with access to Detached Garage - 5.70m x 2.90m / 18'8" x 9'6" max internal measurement.

### THE GARDENS

To the front of the property there is an open fronted Porch with light and a lawn garden with bark border. The lawn gardens extend to the side of the property with a raised lawn area of garden. A timber gate leads onto a gravel pathway and raised patio area. To the side of the garage there is a delightful courtyard with pond. A timber gate leads into the rear garden.

### GENERAL REMARKS

### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

### SERVICES

Mains water, electricity and drainage are understood to be connected.

None of these services have been tested.

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### COUNCIL TAX

The property is currently showing as Council Tax Band 'C'. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)

### AGENTS NOTE

The property is currently tenanted and notice has been served by the owner of the property.







FOR SALE

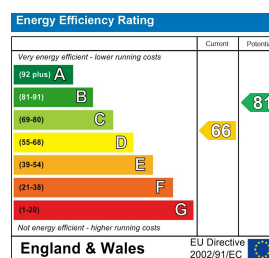
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

Oswestry Sales  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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