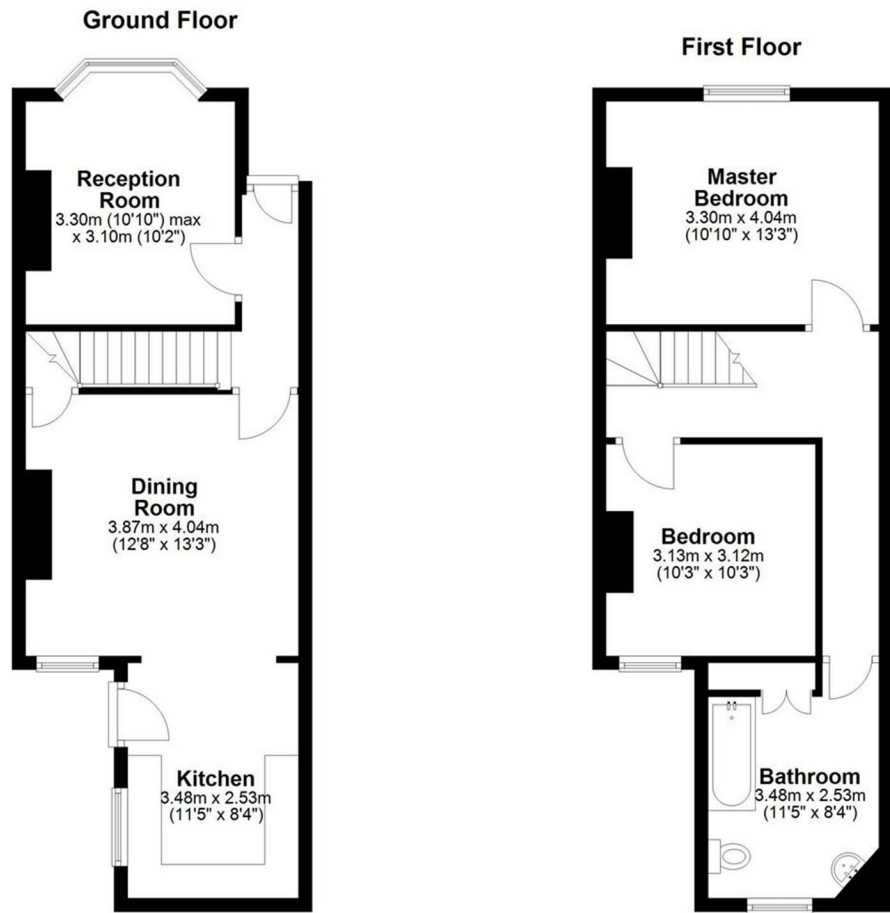


FOR SALE

31 Lloyd Street, Oswestry, Shropshire, SY11 1NL



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.



FOR SALE

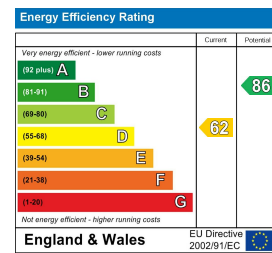
Offers in the region of £162,000

31 Lloyd Street, Oswestry, Shropshire, SY11 1NL

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

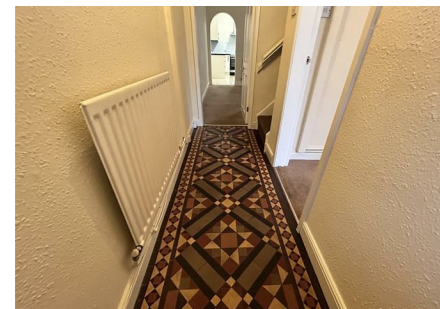


A charming 2 Bedroom Terraced House set on the fringe of Oswestry Town Centre being within easy walking distance of shops and amenities. The property has been modernised in recent years but has retained a wealth of period features including the mosaic tiled floor and open fireplace. There is a small landscaped rear garden together with gas central heating and double glazing.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Period 2 Bed Terraced House
- Original Period Features inc. Mosaic Tiled Floor
- Gas Central Heating and Double Glazing
- Landscaped Rear Garden
- External Storage Building
- Easy Walking Distance to Town Centre

DESCRIPTION

31 Lloyd street is a charming two-bedroom mid-terraced house located in the heart of the town centre. On entering the property, you're met with fantastic original styled Victorian tiled flooring, cosy lounge space and spacious dining room leading to, the well-appointed kitchen, offering good counter space with plenty of room for appliances. Upstairs there are two generous double bedrooms, both with plenty of natural light. The bathroom is also a great size, featuring, bath with overhead shower and other fittings. Outside there is a private garden ideal for relaxing on a warm day like today. The house combines convenience with comfort, being close to schools, local amenities, and shops.

RECEPTION HALL

With mosaic tiled floor, ornate coving to the ceiling, staircase leading to the First Floor Landing, radiator.

SITTING ROOM

With uPVC double glazed box bay window to the front elevation, feature open fireplace with tiled inserts and hearth, radiator.

DINING ROOM

With double glazed window to the rear elevation, radiator, understairs storage cupboard with shelving.

KITCHEN

Fitted with a comprehensive range of base and eye level wall units with worktops over and tiled splashbacks. Stainless steel sink unit with drainer to the side, with electric oven and hob and extractor hood over the top, also there is space for appliances and wall mounted boiler. Tiled floor, uPVC double glazed window to the side elevation, uPVC double glazed door leading out to the side, radiator.

FIRST FLOOR LANDING

With radiator, entrance hatch to attic area.

BEDROOM 1

With uPVC double glazed window to the front elevation, radiator.

BEDROOM 2

UPVC window to rear, radiator.

BATHROOM

Spacious family bathroom comprising a white three piece suite providing low flush WC, pedestal wash basin, panelled bath with electric shower over. Vinyl floor, radiator, uPVC window to the rear elevation, airing cupboard.

GARDENS

There is a small enclosed area to the front of the property which is shared with the neighbour. To the rear of the property is a gravel and flagged stone garden with established shrubs.

GARDEN STORES

Providing storage space.

GENERAL REMARKS

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas central heating is installed. None of these services have been tested.

TENURE

Freehold. Purchasers much confirm this with their solicitor.

COUNCIL TAX

The property is currently in Council Tax Band A - Shropshire Council.

VIEWINGS

Strictly by appointment through the Agent's, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

DIRECTIONS

From the Agent's office on Church Street turn left onto Willow Street and proceed to the first junction at which turn right onto Castle Street. Proceed and take the last turning left into Castlefields and continue to the bottom of the road at which bear left. Turn first right onto Caer Road and immediately left onto Lloyd Street. The property is half way up the street on the left hand side identified by the Agent's for sale board.

SITUATION

The property is situated within easy walking distance of Oswestry town centre and local shops and amenities. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities (1 mile From Oswestry Leisure Centre) and schools. Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.