

TO LET

13 Edward Street, Oswestry, Shropshire, SY11 2BL



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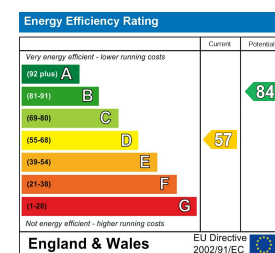
£1,175 Per Calendar Month

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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 Lettings

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: Oswestry.lettings@hallsgb.com



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Characterful 1906 semi-detached home
- Retains original features with modern updates
- Bay-fronted lounge with stone fireplace
- Dining room with log burner and garden views
- Spacious rear garden with patio and pond
- Prime Oswestry location

LOCATION

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. There is also a main line railway station at Gobowen, about 3 miles distance.

DIRECTION

From our office proceeded towards Upper Church Street passed the set of traffic lights and make a left turn down Edwards Street where you will see a Halls To Let sign.

FRONT GARDEN

A courtyard style paved area to the front with lavender bed and other flowers.

LIVING ROOM

Featuring bay windows looking out to the front of the property, the room is illuminated by wall lights and boasts a sealed stone fireplace with a marble-effect hearth. Fitted with a high-quality wool carpet and heat-loss reducing blinds over double-glazed insulated original wood sash windows.

DINING ROOM

Fitted with a heat-loss reducing blind. The room features an inglenook fireplace with a brick hearth and mantle, complete with a log burner inset. It also includes feature lighting, a built-in storage cupboard, and laminate wooden flooring, Window overlooking the back garden

KITCHEN

Fitted with a range of grey base and wall units with worktops over, part glazed door to the rear, electric oven with gas hob and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap over. Double doors lead out to the rear garden. Full stainless-steel fridge-freezer and an extra under the counter freezer. Brand new efficient gas boiler in cupboard with storage room and removable shelves on the door and wall above an energy-efficient washing machine. Cupboards with removable shelves on the door and wall above a washing machine.

DOWNSTAIRS WC

With W/C, wash hand basin, wall mounted mirror, shelving and a tiled floor.

REAR GARGEN

The property benefits from a large rear garden with patio area and lawn beyond. There are borders planted with shrubs and a garden shed and wood store by kitchen and an additional patio seating area with a nature pond. All enclosed by fencing and hedging. Access to back garden by alleyway.

BEDROOM ONE

A bay window and a further window to the front, newly fitted wool carpet stone fireplace with tiled hearth and surround, TV point, telephone point and two radiators

BEDROOM TWO

With a window to the rear, a radiator and stripped painted floorboards. Heat-loss reducing blackout blind on double-glazed insulated window. Picture rails.

BEDROOM THREE

Designed as home office with wall length built in shelving and moveable waist height bookcase. A double-glazed insulated window overlooking garden, with heat-loss reducing blind and radiator.

BATHROOM

Fitted with a panelled bath with a mains shower over and a glass shower screen, W/C, wash hand basin, wall mounted mirror with shaver point, shelves attached to back of door, heated towel rail, part tiled walls and a tiled floor.

COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
The property is in band 'B' on the Shropshire Council Register.

DEPOSIT

To be held in the DPS. Amount payable £1,355

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

VIEWINGS

With letting agent. Oswestry Lettings 01691 670 320 or email oswestrylettings@hallsgb.com