

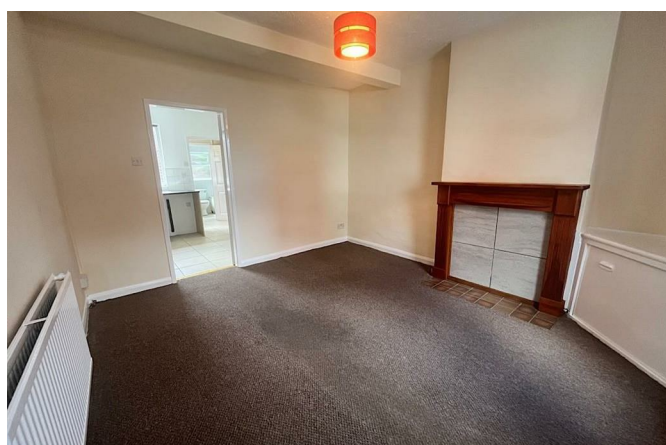
# 2 Upper Lord Street Oswestry SY11 1LT



3 Bedroom House  
£775 PCM

## The features

- 2/3 BEDROOM END OF TERRACE PROPERTY
- LIVING ROOM
- BATHROOM
- BEDROOM 2 WITH DOOR LEADING TO BEDROOM3/STUDY
- EPC RATING E
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH OVEN AND HOB
- PRINCIPAL BEDROOM
- SMALL REAR COURTYARD AREA



## **\*\*NEWLY DECORATED 2/3 BEDROOM PROPERTY\*\***

**Situated a short stroll from Oswestry Town Centre. The accommodation briefly comprises; Living Room, Kitchen, Bathroom, Principal Bedroom, Bedroom 2 with door leading to Bedroom 3/Study. Small courtyard area to the rear.**

### **Property details**

#### **LIVING ROOM**

With carpet, radiator, window to front aspect, radiator

#### **KITCHEN**

With a range of wood effect units with round edge work surface over and tiled splashbacks. Sink set into base unit, integrated oven with electric hob and cooker hood over. Recess and plumbing for washing machine, window to rear aspect

#### **BATHROOM**

With 3 piece suite to include; panelled bath with electric shower over, WC, pedestal wash hand basin, window to rear aspect

#### **STAIRS AND LANDING**

With carpet

#### **BEDROOM 1**

With carpet, radiator, window to front aspect

#### **BEDROOM 2**

With carpet, radiator, window to rear aspect, cupboard housing boiler. Door leading to;

#### **BEDROOM 3/STUDY**

With carpet, radiator, window to side aspect

#### **OUTSIDE**

The property benefits from a small rear courtyard

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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