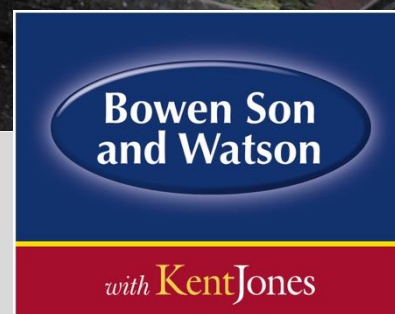




**7 Prince Street, Oswestry, Shropshire,
SY11 1LB**
Offers in the Region Of £119,950



A characterful and well presented two bedroom mid terrace property situated in an established residential area within easy walking distance of the centre of Oswestry. The property would make an ideal first time buy or investment and includes modern Kitchen/Bathrooms fittings alongside an enclosed rear yard. The accommodation is warmed by a modern gas fired boiler and the two bedrooms are good sized.



7 Prince Street, Oswestry, Shropshire,
SY11 1LB

- Two bed mid terraced property in Oswestry
- Ideal first time buy or investment property.
- Walking distance to all amenities.
- Rear yard, gas C/H & double glazing.
- EPC Rating - Band 'D' (57).
- Freehold. No onward chain.

General Remarks

Bowen Son and Watson with Kent Jones are pleased with instructions to offer 7 Prince Street in Oswestry for sale by private treaty. Both the Kitchen and ground floor bathroom are generously sized and well appointed with modern fittings. The accommodation needs to be viewed internally to be fully appreciated and the property is offered for sale with no onward chain.

Location

The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury,

Wrexham and the City of Chester. The nearby train station at Gobowen provides services to Manchester and Birmingham.

Accommodation

A door at the front of the property leads into:

Entrance Porch

With door into:

Living Room

11' 9" x 10' 4" (3.58m x 3.16m) max

Fitted wall shelving and cupboards, radiator, wood effect flooring, TV/telephone points and door to:

Kitchen

11' 9" x 8' 7" (3.57m x 2.62m) max

Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated electric oven and hob with extractor hood over. Space/plumbing for fridge, freezer and washing machine. 'Ideal Instinct' gas fired boiler, vertical radiator, built in storage/airing cupboard with automatic lighting and radiator, part tiled walls and door to:

Rear Hall

7' 3" x 3' 9" (2.21m x 1.14m)

Stairs to first floor landing, tiled floor, part glazed uPVC door to rear yard and internal door to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Bathroom

7' 5" x 7' 0" (2.26m x 2.13m)

Modern suite comprising panel bath with electric shower over, wash hand basin with vanity unit below and low level flush w.c. Heated towel rail, extractor fan, tiled floor and part tiled walls.

Staircase to first floor landing

With doors off to:

Bedroom One

12' 2" x 9' 3" (3.72m x 2.83m) max

Built in wardrobes, radiator and access to loft space.

Bedroom Two

9' 0" x 8' 11" (2.74m x 2.72m) max

Wood effect flooring, radiator and built in wardrobe.

Outside

At the front of the property is a small enclosed garden area with space for potted plants. To the rear is a covered rear yard with pedestrian gate providing access to the shared access roadway beyond.

EPC Rating

EPC Rating - Band 'D' (57).

Council Tax Band & Local Authority

Council Tax Band - 'A'.

Shropshire County Council.

Tenure

We are informed that the property is freehold subject to vacant possession on completion.

Directions

From Oswestry town centre proceed up Willow Street to the crossroads, turn right onto Castle Street and then take the third left turn onto Prince Street. The property will be identified a short way down on the left hand side.



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