



**BOWEN**

PROPERTY SINCE 1862

Asking Price £185,000

2 Olwen Terrace, Oswestry SY11 1LQ

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🏠 3 Bedrooms

🚿 1 Bathroom

## 2 Olwen Terrace, Oswestry SY11 1LQ



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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

Bowen are delighted to present this spacious Edwardian 3 bedroom terraced house period features, situated within easy walking distance of the town centre and all amenities. The property retains a host of original features and offers spacious living accommodation including: Lounge, Dining Room, Kitchen, Cellar, 3 Bedrooms, Bathroom and Attic Room. To the rear of the property is a private rear courtyard together with a spacious communal outdoor area providing pedestrian access to the fore.

**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 direct links to Manchester and Birmingham. The property is also situated adjacent to a main public car park.

### Accommodation

The property has an excellent façade being constructed of partly rendered brick under a pitched tiled roof. A partly glazed entrance door leads into the:

**Entrance Hall:** Stairs to first floor landing and doors off to:

**Dining Room:** 12' 10" x 10' 6" (3.9m x 3.21m) Window to rear and radiator

**Lounge:** 13' 1" x 10' 2" (4m x 3.10m max) Bay window, radiator, Feature fireplace with wooden surround, tile insert and hearth with gas point

**Kitchen:** 17' 5" x 8' 6" (5.3m x 2.60m) Tiled floor, Radiator, Range of fitted base/eye level wall units with worktops over. space for appliances, stainless steel sink and drainer, part tiled walls. Ideal Gas fired combi boiler. uPVC part glazed door leading to outside, dual aspect windows. Door leading down to:

**Cellar:** 16' 0" x 8' 6" (4.88m x 2.59m) The cellar is divided into two. Light and power is laid on.

**First Floor Landing:** Stairs off the Hall lead to the First Floor Landing with doors leading off to:

**Bedroom 1:** 13' 1" x 13' 5" (4m x 4.1m) window to front, radiator and access to loft space via installed loft ladder:

**Attic Storeroom:** 17' 10" x 13' 5" (5.43m x 4.10m max) Useful storage space with fitted Velux windows. This space could be further utilised subject to the installation of a staircase and any necessary planning/building regulations.

**Bedroom 2:** 12' 10" x 6' 11" (3.9m x 2.10m) Window to rear and radiator.

**Bedroom 3:** 8' 6" x 8' 10" (2.60m x 2.70m) Window to rear, radiator and built in cupboard.

**Bathroom:** 6' 0" x 5' 4" (1.83m x 1.63m) Window to the side, radiator, suite comprising panel bath with electric shower over, low level flush WC, pedestal wash hand basin and tiled walls.

**Outside:** To the rear there is an enclosed private yard, leading to communal yard with pedestrian access to the front of the property.

**EPC Rating - Band 63|D:**

**Council Tax Band B:**

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

**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

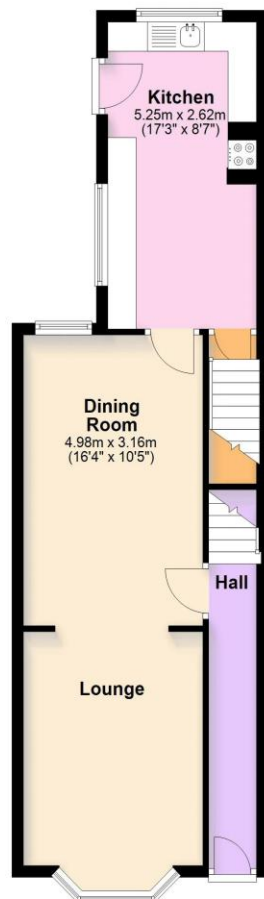
**Directions:** From Oswestry town centre proceed up Willow Street to the crossroads at which turn right onto Castle Street, then take the first right on Chapel Street. The property will be located on the right hand side opposite the Chapel.





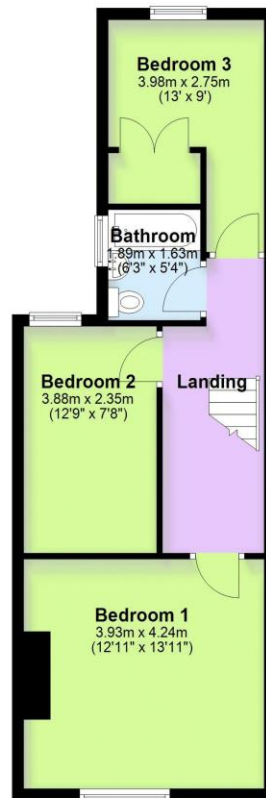
### Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



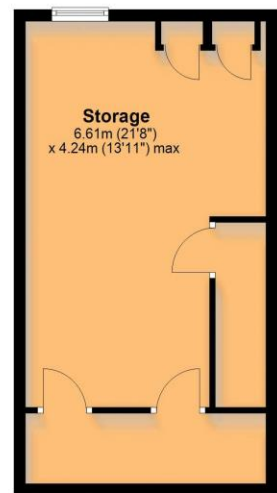
### First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



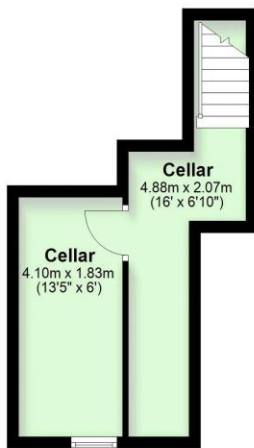
### Second Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



### Basement

Approx. 16.4 sq. metres (176.7 sq. feet)



Total area: approx. 149.5 sq. metres (1609.2 sq. feet)

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.