

BOWEN

PROPERTY SINCE 1862



Asking Price £177,500

9 Gittin Street, Oswestry,
Shropshire, SY11 1DY

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A recently renovated and much improved two bedroom mid terraced property located on the fringes of the town centre. The property has generously sized living accommodation including a loft room and well appointed Kitchen/Bathrooms.

Internally the property has been upgraded with additional insulation and is warmed by gas fired central heating. Externally there are rear gardens and a useful external store room. Early inspection is highly recommended as 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 links to Manchester and Birmingham.

Accommodation

A part glazed uPVC door leads into:

Living Room: 12' 3" x 11' 9" (3.74m x 3.59m max.)
Radiator, TV/network points and door to:

Dining Room: 12' 0" x 12' 0" (3.65m x 3.65m max.)
ESSE log burner with brick surround, radiator, TV/network points, stairs to first floor landing and door to:

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Kitchen: 12' 7" x 6' 5" (3.84m x 1.96m) Newly fitted range of base and eye level wall units with worktops over and inset stainless steel sink and drainer. Integrated oven and gas hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Cupboard housing newly fitted Worcester gas fired boiler, radiator, wood effect flooring and part glazed door to:

Rear Porch: 10' 2" x 4' 0" (3.10m x 1.23m) With part glazed door to rear.

Stairs to first floor landing: Two radiators, stairs to loft room and doors off to:

Bedroom 1: 13' 9" x 11' 6" (4.20m x 3.51m) Radiator and TV/network points.

Bedroom 2: 11' 7" x 7' 8" (3.52m x 2.33m) Radiator and TV/network points.

Bathroom: 10' 4" x 6' 1" (3.16m x 1.86m) Newly fitted suite comprising roll top bath, separate shower cubicle with rainfall shower, pedestal wash hand basin and low level flush WC. Heated





towel rail, radiator, extractor fan and heated bathroom mirror.

Stairs opening into:

Loft Room: 12' 10" x 11' 3" (3.92m x 3.42m max. - limited headroom) Radiator, TV/network points, two Velux windows and access to under eaves storage.

External Store Room: 7' 1" x 5' 2" (2.16m x 1.57m) Ideal bin store with door to rear yard.

Outside: The rear garden is mainly laid to lawn with raised flower bed and patio beyond. There is shared access to the rear garden via a gated path to the right hand side of the main entrance.

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

Council Tax Band: Council Tax Band 'A'.

EPC Rating: EPC Rating - Band 'C' (69).

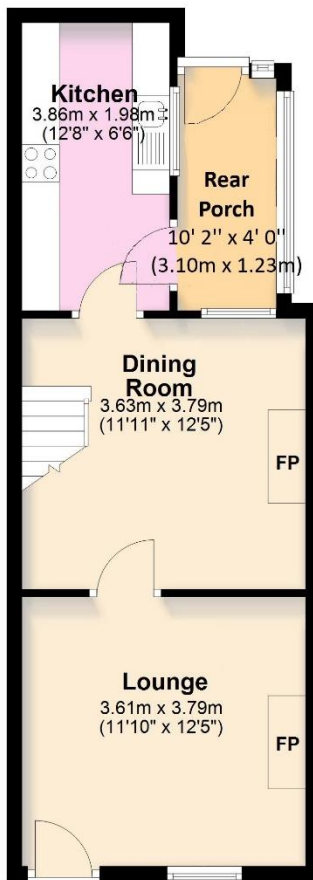
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

Directions: From Oswestry town centre proceed up Willow Street to the first crossroads at which turn right onto Castle Street. Continue before bearing left onto Beatrice Street then take the left hand turn before the pedestrian crossing into Gittin Street where the property will be located on the left hand side.



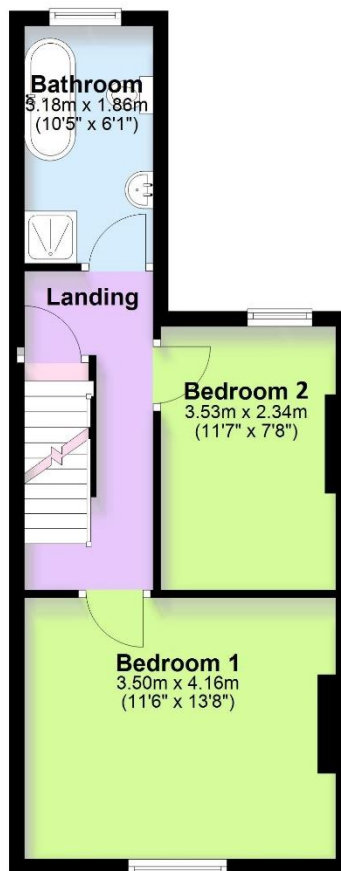
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



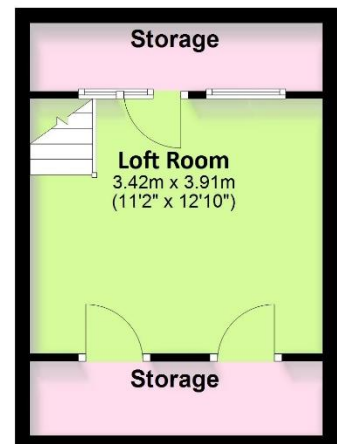
First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.4 sq. feet)



Total area: approx. 98.4 sq. metres (1059.1 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.