

BOWEN

PROPERTY SINCE 1862



Offers in the region of £129,995

16 Albert Road, Oswestry, SY11 1NQ

🏠 3 Bedrooms

🚿 1 Bathroom

16 Albert Road, Oswestry, SY11 1NQ



General Remarks

A spacious and centrally located three bedroom end of terrace property situated within the popular town of Oswestry. The property offers great potential for modernisation and further improvement. Externally there is off road parking provision and gardens to the front, with a yard and outbuilding at the rear. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated on the fringes of Oswestry town centre, which has an excellent range of shops, schools and other amenities, but is also close to the Old Hill Fort and surrounding 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 at the front of the property leads into:

Living Room: 21' 3" x 10' 6" (6.47m x 3.19m) With electric fire, TV/telephone point, laminate flooring and door to:

Dining Room: 11' 11" x 11' 8" (3.62m x 3.55m max.) Gas fireplace, TV/telephone point, built-in storage cupboards and door to:

Kitchen: 9' 11" x 9' 1" (3.01m x 2.77m) Fitted base and eye level wall units, fitted worktops, stainless steel sink and drainer. Space for cooker, fridge and washing machine. Wall mounted gas heater, understairs storage cupboards, stairs to first floor landing and uPVC door to rear yard.

Stairs to First Floor Landing: Access to loft space and doors off to:

Bedroom 1: 11' 6" x 11' 10" (3.51m x 3.61m)

Bedroom 2: 11' 9" x 11' 7" (3.59m x 3.53m) max

Bedroom 3: 9' 1" x 9' 2" (2.78m x 2.79m)



Shower Room: 9' 5" x 9' 1" (2.87m x 2.76m max. includes airing cupboard) Suite comprising corner shower cubicle with triton electric shower, pedestal wash hand basin and low level flush WC. Airing cupboard housing hot water cylinder and slatted shelves. Wall mounted electric heater.

Outside: The property is approached over a concrete driveway providing ample off road parking. To the side of this is a lawned garden. A side pedestrian access leads to a rear yard and:

Workshop: 8' 3" x 7' 0" (2.51m x 2.13m) With light and power laid on and door to:

External WC: 7' 9" x 5' 9" (2.37m x 1.75m) With high level flush WC.

Tenure: We are informed that the property is Freehold with vacant possession upon completion.

Council Tax Band: Council tax band 'B'.

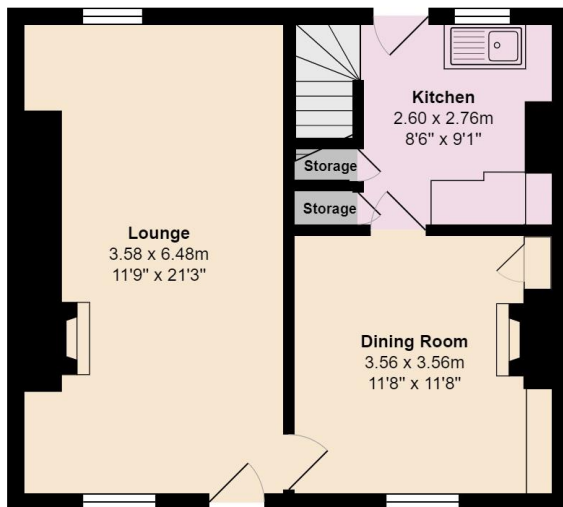


Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

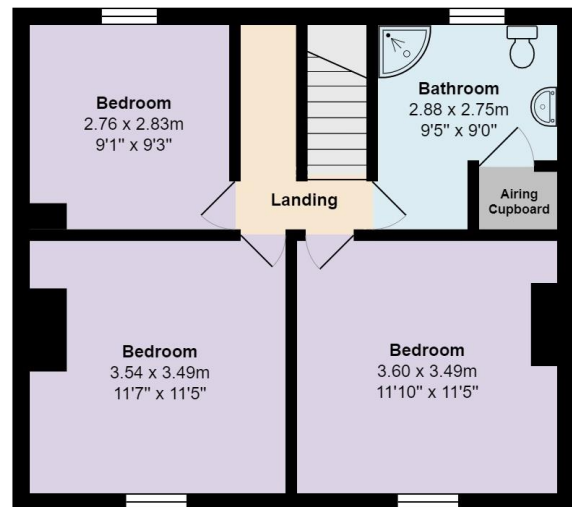
EPC Rating: EPC Band 'F' (32)

Directions: From Oswestry town centre proceed up Willow Street and turn right at the crossroads onto Castle Street. Take the 4th left onto Castlefields continuing around the corner onto Albert Road where the property will be located on the right hand side just before the Caer Road junction.

16, Albert Road, Oswestry, SY11 1NQ



Ground Floor



First Floor

Total Area: 94.6 m² ... 1018 ft²

All measurements are approximate and for display purposes only

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.