

BOWEN

PROPERTY SINCE 1862



Auction Guide Price: Excess £70,000

4 Caxton Place, Oswestry. SY11 1QP

🏠 2 Bedrooms

🚿 1 Bathroom

4 Caxton Place, Oswestry. SY11 1QP



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General Remarks

Guide Price: In excess of £70,000. For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. 4 Caxton Place is conveniently situated 2-bedroom mid terrace property within easy walking distance of Oswestry town centre. The accommodation comprises: Lounge, Kitchen, Two bedrooms and bathroom. uPVC Double Glazed Windows and Gas Fired Central heating. The property would make an ideal first time buy or investment. The property is offered for sale with no upward chain.

Accommodation

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: Constructed of brick under a pitched slate roof. uPVC door into ;

Lounge: 15' 10" x 11' 0" (4.82m x 3.35m) Laminate floor, TV point, radiator, under stairs cupboard.

Kitchen : 12' 11" x 9' 3" (3.94m x 2.82m) A fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround, an integrated oven, a 4 ring electric hob and extractor hood above, stainless steel sink and drainer, radiator. "Alpha" gas fired boiler. Exposed timber flooring. space and plumbing for a washing machine. Door to stairs leading to;

First Floor Landing: Newly fitted carpet, access into roof space. Doors into ;

Bedroom 1 : 12' 8" x 9' 1" (3.85m x 2.78m) Radiator, fitted storage cupboard.

Bedroom 2: 11' 6" x 8' 6" (3.5m x 2.58m) (max) Radiator.

Bathroom: 6' 11" x 8' 6" (2.12m x 2.59m) Bathroom suite comprising of panel bath with shower above and tiled surround, low level flush WC, pedestal wash hand

basin, Velux roof window, radiator, fitted airing cupboard, light and shaving point, extractor fan.

Front garden: small courtyard garden to front together with off road parking.

EPC Rating: EPC Rating - Band 'D' (66)

Council Tax Band : 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 down Beatrice Street passing the Petrol Station. turn

right after Battams Butchers where there is a vehicular/pedestrian access leading to the property.

Solicitor: Robert Mann Solicitors. 16 Salop Road, Oswestry, Shropshire, SY11 2NU. Tel: 01691 671926

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at £3,300 including VAT. For further details on fees payable please consult the auction legal pack.



Method of Sale: The property will be offered for sale by public auction on Thursday the 26th June 2025 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.