

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £700

22 Llys Road, Oswestry, SY11 2XD

🏠 2 Bedrooms

🚿 1 Bathroom

22 Llys Road, Oswestry, SY11 2XD



General Remarks

Two-bedroom mid-terrace property
Within the market town of Oswestry
Gas central heating and double glazing
Garden and off-road parking
Holding Deposit of £161.00 Deposit of £807.00
Council Tax Band 'A' EPC Rating 69|C

Accommodation

Living Room: 13' 5" x 10' 6" (4.10m x 3.20m)
Laminate flooring, radiator, electric fire with surround and window to the front.

Kitchen/Dining Room: 13' 6" x 9' 3" (4.12m x 2.81m)
Tile flooring, matching wall and base units, with work top surface and tiled surround, stainless-steel sink and drainer with mixer tap, integrated oven with gas hob and stainless-steel extractor hood above, storage area and radiator.

Conservatory: 10' 11" x 8' 3" (3.34m x 2.51m)
Tiled floor with a door to the garden.

Stairs to First Floor Landing Area: Carpeted with a radiator and storage cupboard housing the boiler.

Bedroom One: 13' 7" x 9' 5" (4.13m x 2.88m)
Carpet floor covering, radiator and built in wardrobe.

Bedroom Two: 11' 3" x 7' 1" (3.44m x 2.15m)
Carpet floor covering, radiator.

Bathroom: 6' 4" x 6' 1" (1.93m x 1.86m)
Panel bath with shower over, pedestal wash hand basin, low level w.c., radiator.



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.

Externally: Enclosed rear garden and parking space.

Council Tax Band 'A'

EPC Rating 69|C

Holding Deposit £161.00

Deposit £807.00

Tenure: We are informed that the property is freehold.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





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steeped in heritage
with a forward
thinking outlook.

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