

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £750

63 Vyrnwy Road, Oswestry, SY11 1NS

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🛏 2 Bedrooms

🚿 1 Bathroom



## 63 Vyrnwy Road, Oswestry, SY11 1NS



### General Remarks

Two-bedroom semi-detached Bungalow

Ample off-road parking and single garage

Gas central heating & uPVC double glazing

EPC Rating TBC Council Tax Band 'B'

Holding Deposit £173.00 Deposit £865.00

### Accommodation



**Entrance Hallway:** Carpeted floor covering, uPVC entrance door with side panel. Store cupboard housing 'Worcester' boiler.

**Living Room:** 16' 1" x 13' 1" (4.89m x 3.98m) Carpet floor covering, coal effect gas fire with tiled mantel, surround and hearth, radiator, wall mounted lights, coving to ceiling.

**Kitchen:** 9' 0" x 7' 1" (2.75m x 2.15m) Tiled flooring, matching wall and base units with work top surface above, stainless steel sink and drainer. Electric oven with 4-ring gas hob and extractor hood above, part tiled walls, uPVC entrance door to side elevation, radiator.

**Inner Hallway:** Carpet floor covering, airing cupboard with slatted shelving.

**Bedroom 1:** 14' 1" x 9' 11" (4.28m x 3.01m) Carpet floor covering, radiator.

**Bedroom 2:** 10' 3" x 9' 1" (3.13m x 2.77m) Carpet floor covering, radiator.

**Bathroom:** 6' 4" x 5' 5" (1.94m x 1.65m) Vinyl floor covering, easy access shower cubical with 'Triton' electric shower, pedestal wash hand basin, low level w.c., fully tiled walls, radiator, extractor fan.



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.



**External:** To the front the property is approached over paved drive, with a good sized walled area, with a mixture of concrete slabs and stones. Further to the rear the driveway leads to single garage. The rear garden is mainly laid to lawn with a patio area, mature hedging and shrubs.

**EPC Rating TBC**

**Council Tax Band 'B'**

**Holding Deposit £173.00**

**Deposit £865.00**

**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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thinking outlook.

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