

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £750

15 Epsom Close, Oswestry, SY11 2PG

🛏 2 Bedrooms

🚿 1 Bathroom

15 Epsom Close, Oswestry, SY11 2PG



General Remarks

Modern two-bedroom semi-detached house
 Located in the popular town of Oswestry
 Off-road parking, enclosed rear garden
 uPVC double glazing, gas central heating
 EPC Rating TBC Council Tax Band 'A'
 Holding Deposit £173.00 Deposit £865.00

Accommodation

Entrance Hallway: Wood effect laminate flooring, uPVC entrance door with glazed panels, timber wall panelling.

Kitchen: 7' 7" x 7' 3" (2.30m x 2.21m) Vinyl flooring, matching wall and base units with timber effect work surface providing a breakfast bar area, tile surround, 1 1/2 stainless steel sink and drainer with mixer tap, electric oven with 4-ring gas hob and stainless-steel extractor hood above, radiator, extractor fan.

Living Room: 13' 7" x 10' 1" (4.15m x 3.08m) Wood effect laminate flooring, TV & internet points, uPVC sliding door to rear patio area, understairs store cupboard, radiator.

Bedroom 1: 13' 8" x 8' 10" (4.16m max x 2.70m max) Wood effect laminate flooring, built-in wardrobe, above stairs store cupboard, radiator.

Bedroom 2: 8' 6" x 7' 3" (2.59m x 2.21m) Wood effect laminate flooring, radiator.

Bathroom: 6' 1" x 5' 7" (1.85m x 1.69m) Vinyl flooring, low level w.c., pedestal wash hand basin, panel bath with mixer tap, shower off and glazed screen, part tiled walls, radiator, extractor fan.

Externally: To the front the property is approached over a tarmac drive providing parking for two vehicles with a small area currently laid to lawn.



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 steeped in heritage
 with a forward
 thinking outlook.

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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.

Access to the rear is through a timber gate opening onto a good sized enclosed garden with large lawn area, patio area, shed and timber fencing.

EPC Rating TBC

Council Tax Band 'A'

Holding Deposit £173.00

Deposit £865.00

Tenure: We are informed 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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