

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £175,000

7 Chestnut Avenue, Oswestry, SY11 2QU

🏠 3 Bedrooms

🚿 1 Bathroom

7 Chestnut Avenue, Oswestry, SY11 2QU



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Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

A three bedroom semi-detached property situated in a large corner plot in an established residential area within walking distance of Oswestry town centre and all local amenities. The property requires some modernisation but has the potential to create an excellent family home.

Externally the large front gardens offer potential for the property to be extended (subject to any necessary planning consent) together with providing ample off-road parking. To the rear is a smaller garden with brick built workshop and greenhouse.

The property would make an ideal first time buy and early inspection is highly recommended by the selling agent.

Location: The property is situated in an established residential area within the border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger town of Shrewsbury and to the cities of Wrexham and Chester. The area has an excellent bus service and the nearby train station at Gobowen provides direct services to Birmingham and Chester.

Accommodation

The property is constructed of brick under a tiled roof and is approached over a concrete pathway with uPVC windows and doors throughout.

A partly glazed entrance door leads into an:

Entrance Hall: With stairs to first floor and understairs storage cupboard.

Cloakroom: With low level flush WC and wall mounted wash hand basin.

Lounge: 14' 1" x 11' 5" (4.28m x 3.49m) With tiled fireplace housing a coal effect gas fire, bay window to front elevation, door into:

Dining Room: 12' 10" x 9' 5" (3.91m x 2.88m)

With a tiled fireplace housing a gas fire, door into:

Kitchen: 10' 2" x 7' 1" (3.11m x 2.16m max.)

Fitted kitchen with stainless steel sink and drainer, space for cooker, space and plumbing for washing machine, uPVC door leading to rear garden.

Stairs off the entrance hall lead to the:

First Floor Landing: With doors into:

Bedroom 1: 13' 2" x 10' 6" (4.02m x 3.20m

max.) With tiled fireplace, airing cupboard housing a recently installed Ideal Heating electric powered hot water cylinder.

Bedroom 2: 14' 1" x 7' 10" (4.30m x 2.39m)

Bedroom 3: 10' 1" x 9' 7" (3.07m x 2.93m max.)

Bathroom: 7' 10" x 6' 1" (2.38m x 1.85m) With a panelled bath with electric shower above, wash hand basin with vanity cupboard below, low level flush WC.



Gardens: The front garden of the property is one of its most notable features, sitting on a large corner plot. The gardens themselves are mainly laid to lawn with flora borders together with a tarmacadam driveway providing ample off-road parking. To the rear, the property has a concrete patio, floral beds and greenhouse.

Workshop: 7' 10" x 6' 2" (2.39m x 1.87m)

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

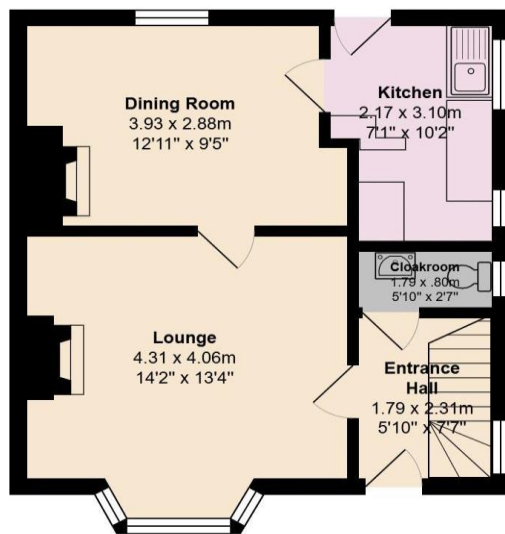
Council Tax Band: Council Tax Band 'B'

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

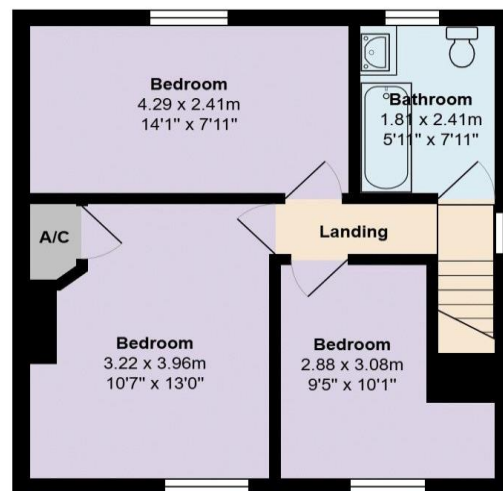
EPC Rating: EPC Band 'D' (39)

Directions: From Oswestry town centre proceed down the B4579 Salop Road turning left onto Fir Grove and the property will be found immediately on the left hand side.

7, Chestnut Avenue, Oswestry, SY11 2QU



Ground Floor



First Floor

Total Area: 82.7 m² ... 890 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.