

BOWEN

PROPERTY SINCE 1862



Offers in the region of £199,950

58 Vyrnwy Road, Oswestry, SY11 1NT

🏠 2 Bedrooms

🚿 1 Bathroom

58 Vyrnwy Road, Oswestry, SY11 1NT



General Remarks

A recently refurbished, two bedroom semi-detached bungalow situated within a popular residential area, yet within easy walking distance of the town centre of Oswestry. Recently completed improvements include a new kitchen, shower room, flooring throughout and uPVC double glazing, together with a brand new boiler, heating and electric system. The property benefits from ample parking with car port whilst to the rear the terraced gardens offer superb views over the town.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the historic 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 town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.



Accommodation

The property is constructed of brick under a pitched tiled roof. A new uPVC door and glazed side panel lead into:

Hallway: With laminate flooring, door into:

Storage Cupboard: Housing brand new Worcester gas fired combi boiler.

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

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.

Kitchen: 10' 10" x 8' 4" (3.31m x 2.55m) Brand new Fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Stainless steel sink and drainer with mixer tap over. Integrated fan assisted oven/grill, 4-ring induction hob and extractor hood above. Space and plumbing for a washing machine. Radiator, fitted storage cupboard. Continuation of laminate flooring.

Lounge/Dining Room: 18' 2" x 11' 5" (5.53m x 3.49m) Ornamental fireplace, fitted TV storage, radiator, central heating timer control, door into:

Inner Hallway: Fitted airing cupboard with radiator and slatted shelves.

Bedroom 1: 11' 9" x 11' 6" (3.57m x 3.50m) Double fitted wardrobes and dressing table. Radiator.

Bedroom 2: 8' 5" x 7' 9" (2.56m x 2.37m) Radiator.

Shower Room: 6' 5" x 5' 2" (1.96m x 1.57m) Newly fitted suite comprising of Large shower cubicle with direct feed shower head attachment, low level flush WC, wash hand basin with vanity





cupboard and laminate flooring. Aquaboard laminate panel surround, extractor fan, heated towel rail.

Outside: To the front the driveway leads to a gravelled parking area with car port over providing ample parking. A path leads alongside the property, with a timber garden shed and steps leading to the rear garden. The rear garden is terraced with a paved and gravel area, together with lawns with inset mature shrubs and floral beds. There are views over the town from the top terrace.

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

Council Tax: Council Tax Band 'B'

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

EPC Rating: EPC rating: 73 (C)

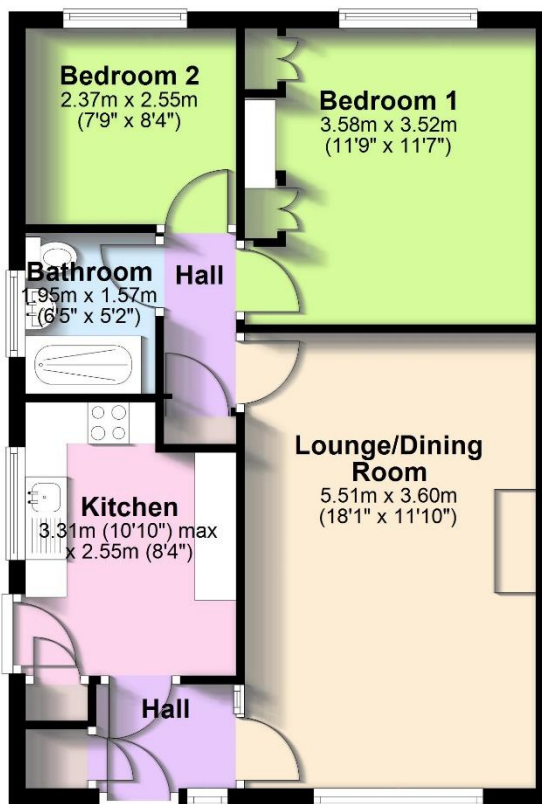
Directions: From Oswestry town centre proceed north up Willow Street turning right at the crossroads onto Castle Street. Take the first left on to Oak Street then the first right onto York Street. Continue to the end of the street bearing right at the bottom onto Liverpool Road. Turn first left onto Vyrnwy Road and bear left around the bend. The property will be found on the right hand side.

Agents Note: We are informed that the property is a system built house of non-standard construction. The property includes a steel frame to the walls and a concrete tiled roof. We understand that homes of this type are not considered defective but prospective purchasers who require mortgage funding are advised to consult with their mortgage lender or broker to confirm their ability to proceed with a purchase.



Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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