

BOWEN

PROPERTY SINCE 1862



Offers in the region of £85,000

4 Caxton Place, Oswestry SY11 1QP

🏠 2 Bedrooms

🚿 1 Bathroom

4 Caxton Place, Oswestry SY11 1QP



General Remarks

4 Caxton Place is conveniently situated 2 bedroom mid terrace property within easy walking distance of Oswestry town centre. The accommodation comprises: Lounge, Kitchen, Two bedrooms and bathroom. uPVC Double Glazed Windows and Gas Fired Central heating. The property would make an ideal first time buy or investment. The property is offered for sale with no upward chain.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old 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 towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

Constructed of brick under a pitched slate roof. uPVC door into ;

Lounge: 15' 10" x 11' 0" (4.82m x 3.35m) Laminate floor, TV point, radiator, under stairs cupboard.

Kitchen : 12' 11" x 9' 3" (3.94m x 2.82m) A fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround, an integrated oven, a 4 ring electric hob and extractor hood above, stainless steel sink and drainer, radiator. "Alpha" gas fired boiler. Exposed timber flooring. space and plumbing for a washing machine. Door to stairs leading to;

First Floor Landing: Newly fitted carpet, access into roof space. Doors into ;

Bedroom 1 : 12' 8" x 9' 1" (3.85m x 2.78m) Newly fitted carpet, radiator, fitted storage cupboard.

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

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Bedroom 2: 11' 6" x 8' 6" (3.5m x 2.58m) (max)
Newly fitted carpet, radiator.

Bathroom: 6' 11" x 8' 6" (2.12m x 2.59m) Bathroom suite comprising of panel bath with shower above and tiled surround, low level flush WC, pedestal wash hand basin, Velux roof window, radiator, fitted airing cupboard, light and shaving point, extractor fan.

Front garden: small courtyard garden to front together with off road parking.

EPC Rating: EPC Rating - Band 'D' (66)

Council Tax Band : Council Tax Band - 'A'
Shropshire County Council

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

Directions : From Oswestry town centre proceed down Beatrice Street passing the Petrol Station. Turn right after Battams Butchers where there is a vehicular/pedestrian access leading to the property.





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