

Offers in the region of £85,000

4 Caxton Place, Oswestry SY11 1QP

⊨ 2 Bedrooms 🚽 1 Bathroom



4 Caxton Place, Oswestry SY11 1QP





Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

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.

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 expressively 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.

SOWEN

NCE 186

35 Bailey Street Oswestry Shropshire SY11 1PX





01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

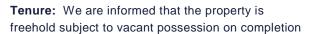
Bedroom 2: 11' 6" x 8' 6" (3.5m x 2.58m) (max) Newly fitted carpet, radiator.

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



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.









A property business steeped in heritage with a forward thinking outlook.

bowen.uk.com

