



## 5 Ffynnon Court, Oswestry, Shropshire, SY11 2RH

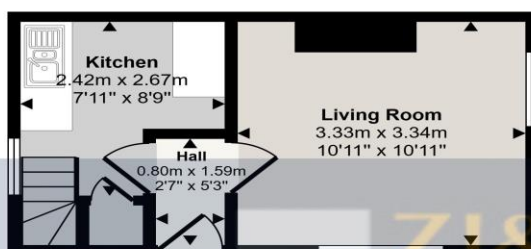
**Offers in the Region Of £130,000**

**A charming 1-bedroom end house in an attractive setting, close to the heart of Oswestry, with the rare advantage of parking. No upward chain.**

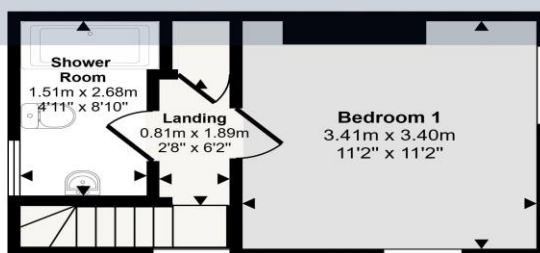


A charming end house in an attractive setting, set back from Salop Road, close to the heart of Oswestry. The entrance hall leads to the living room, which enjoys dual aspect windows. To the left of the hall is the well-designed kitchen offering a good range of units, tiled flooring, and housing the gas central heating boiler. A staircase rises from the kitchen to the landing, from where the large double bedroom will be found, again with dual aspect windows. The shower room has recently been fully refitted with a contemporary three-piece suite. Outside, the property offers a small garden and the rare advantage of parking. The property is offered for sale with no upward chain.

Approx Gross Internal Area  
40 sq m / 433 sq ft



Ground Floor  
Approx 20 sq m / 212 sq ft



First Floor  
Approx 21 sq m / 222 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



## Energy performance certificate (EPC)

5, Ffynnon Court OSWESTRY SY11 2RH	Energy rating	Valid until:	14 December 2026
	<b>E</b>	Certificate number:	8586-7822-4349-0875-3992

Property type	End-terrace house
Total floor area	37 square metres

### Rules on letting this property

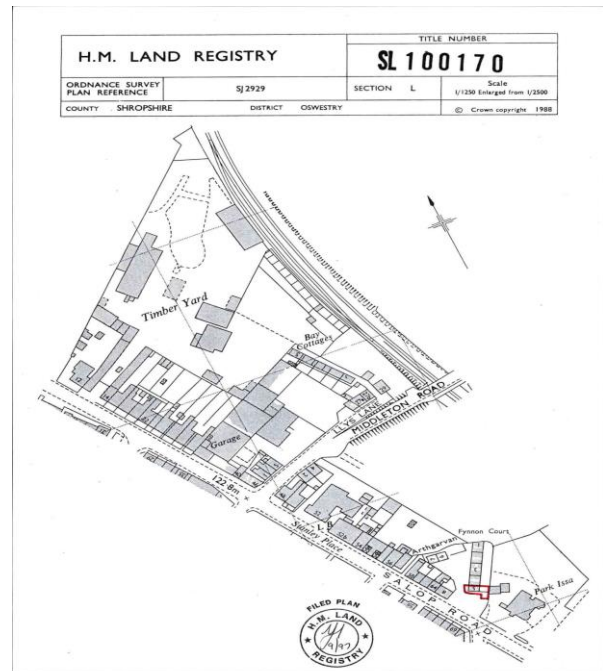
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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## Council Tax Band A

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**01743 248351**

**Whole of Market** clear and relevant tailored to your individual needs and circumstances.

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