



8 Border Close, Oswestry, Shropshire, SY11 2TT

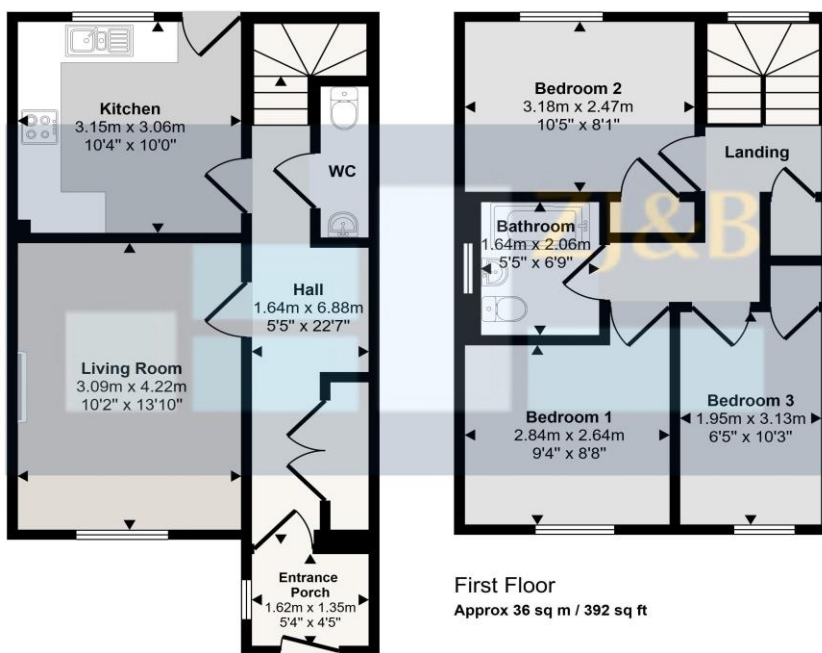
Offers in the Region Of £215,000

**A modern 3-bedroom semi-detached property
with private rear garden and generous driveway**



A modern three-bedroom semi-detached property situated in this popular residential location in Oswestry. The accommodation includes an Entrance Porch, an Entrance Hall, a Living Room, a Kitchen, and a Cloakroom/WC. 3 Bedrooms and a Family Bathroom, private rear garden and a generous driveway providing off-road parking. The property is situated within walking distance of the town centre, with a good selection of shops, schools and other amenities. Easy access onto the A5 and A483 provides direct links to Shrewsbury, Wrexham and Chester. The town has an excellent bus service, and there is a nearby train station at Gobowen providing services to Birmingham and Manchester. No Upward Chain.

Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 36 sq m / 392 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



Find an energy certificate (/)

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Energy performance certificate (EPC)

8, Border Close OSWESTRY SY11 2TT	Energy rating D	Valid until: 12 September 2029
		Certificate number: 8091-7621-6590-8667-5996

Property type	Semi-detached house
Total floor area	77 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 D. It has the potential to be B.

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



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band B

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.

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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