Roger Parry & Partners

3 Beatrice Cottages, Albert Road, Oswestry

3 Beatrice Cottages Albert Road, Oswestry, SY11 1NF
Offers In The Region Of £138,500

A two bedroom end of terrace house close to Oswestry Town Centre and offered to the market with no onward chain. The property has been rented out long term over the years being an ideal investment or first time home. The accommodation affords Living room, kitchen, two bedrooms and bathroom. Externally there is a rear garden and parking space.

LOCATION
The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives good access for commuting.

ACCOMMODATION

LIVING ROOM
Through PVC front door, uPVC fire surround with electric fire, wood effect flooring, ceiling light and radiator. Under stairs storage cupboard , stairs to first floor and door into;

KITCHEN
Fitted with wall and base units with works surfaces over, inset sink with mixer tap and drainer below a window overlooking the garden. Void for appliances, wall mounted boiler, ceiling light, radiator, and uPVC leading to the rear garden.

FIRST FLOOR
Landing space with loft hatch, ceiling light and doors too;

BEDROOM ONE
Double room with built in wardrobes and storage cupboard, window to the front, ceiling light and radiator.

BEDROOM TWO
Window to the rear, ceiling light and radiator.

BATHROOM
Walk-in shower cubicle, low level WC and wash hand basin. Radiator, window to the rear, part tiled walls and ceiling light.

EXTERNAL
To the rear is a patio and pathway to further seating area with raised lawn bound by fencing. Beyond the fence boundary is a parking area.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is A - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

General Services:

Local Authority: Shropshire
Council Tax Band: A
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

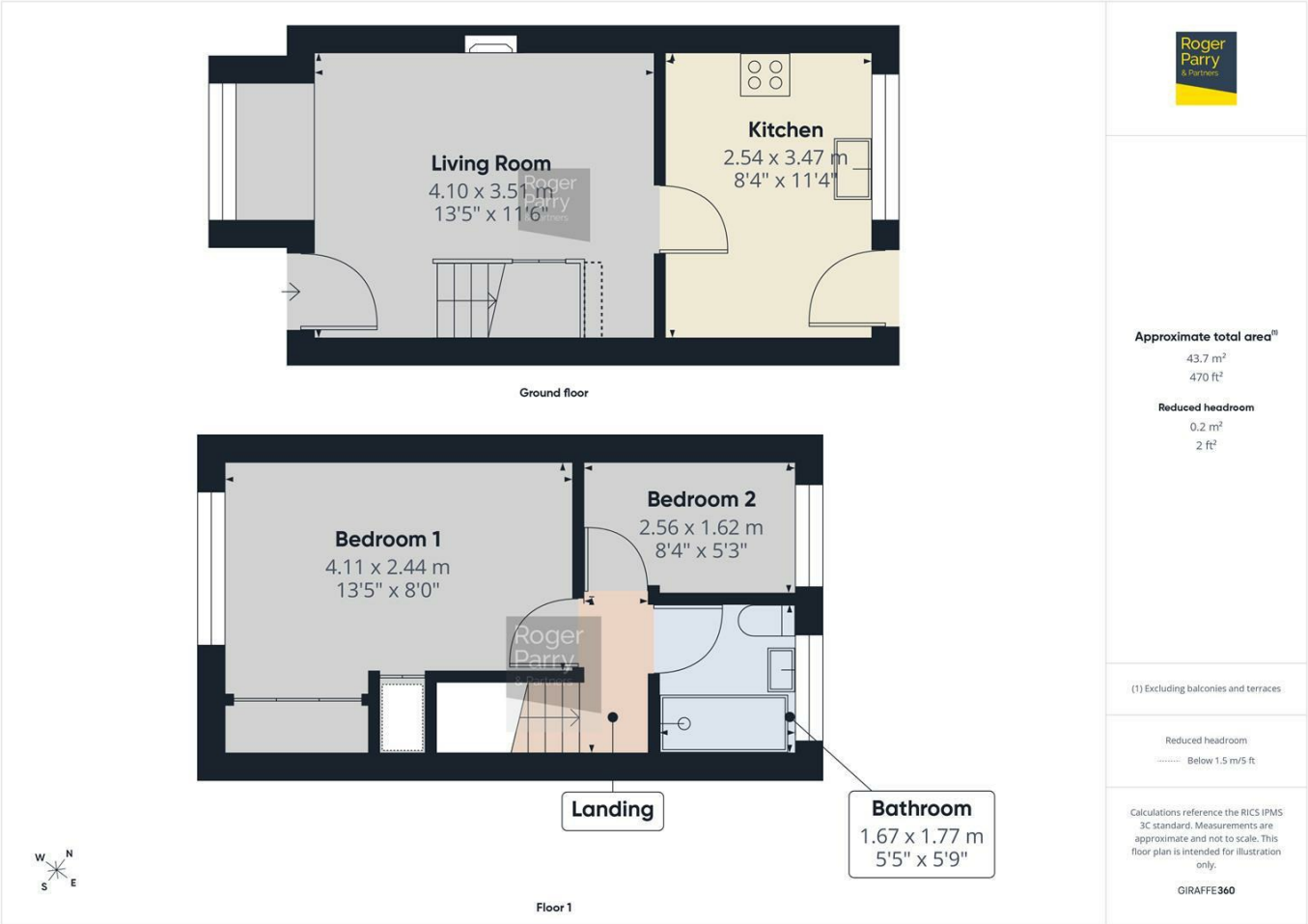
From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along taking the third turning onto Albert Road. Follow the road to the bottom and turn right where the property will be found on the left hand side in the cul de sac. What3words: ///cards.revived.pokes

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.