

# BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

20 Ascot Road, Albany Park, Oswestry,  
Shropshire, SY11 2RE

🏠 3 Bedrooms

🚿 1 Bathroom

## 20 Ascot Road, Albany Park, Oswestry, Shropshire, SY11 2RE



### General Remarks

A well presented three bedroom semi detached property situated in an established residential development on the fringes of the town of Oswestry. The property benefits from generous rear gardens, off road parking, a conservatory and is offered for sale with no onward chain. The accommodation is warmed by gas fired central and is fully double glazed. Early inspection is highly recommended.

**Location:** The property is situated close to the centre of the busy market town of Oswestry. 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

A part glazed uPVC door leads into:

**Entrance Hallway:** Wood effect flooring, radiator, central heating control, stairs to first floor landing and door off to:

**Lounge:** 15' 11" x 11' 7" (4.85m into bay x 3.52m) max Wood effect flooring, two radiators, television aerial point, BT point, uPVC bay window and door to:

**Kitchen/Diner:** 14' 6" x 8' 9" (4.43m x 2.67m) The spacious kitchen has a tiled floor, matching base and eye-level fitted units with a single bowl sink and drainer. Space for cooker with extractor hood

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over, space/plumbing for washing machine, space for fridge, tiling to walls, worktop surfaces, radiator, understairs storage cupboard and glazed uPVC doors to:

**Conservatory:** 8' 10" x 8' 5" (2.69m x 2.56m)

Conservatory with tiled floor and doors to the garden.

**Stairs to first floor landing:** Built in airing cupboard, access to loft space and doors off to:

**Bedroom 1:** 11' 9" x 8' 6" (3.57m x 2.60m)

Wood effect flooring, built in wardrobe and radiator.

**Bedroom 2:** 9' 7" x 8' 7" (2.91m x 2.61m) Wood effect flooring and radiator.

**Bedroom 3:** 6' 7" x 5' 10" (2.00m x 1.79m)

Wood effect flooring, overstairs cupboard and radiator.





**Bathroom:** 5' 9" x 5' 6" (1.75m x 1.67m) Vinyl floor, tiled walls, heated towel rail, extractor fan and white suite consisting of a bath with electric shower over, pedestal wash hand basin and low level flush w.c.

**Outside:** The front of the property has a driveway providing off road parking and a lawn garden with a paved pathway leading to the front door. To the rear of the property are further good sized gardens which include artificial lawns, a paved patio and gravelled beds.

**EPC Rating:** EPC Rating - Band 'C' (72).

**Council Tax Band:** Council Tax Band - 'B'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

**Services:** We are informed that the property is connected to mains electricity, gas, water and drainage supplies.

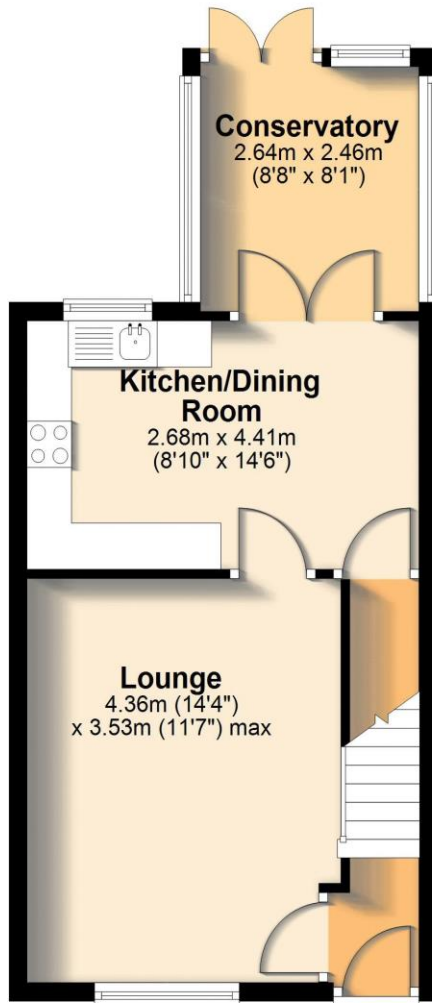
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry town centre proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. Take the third Right onto Harlech Road, just after the Furrows garage, continue over the roundabout and take the left turn onto Ascot Road. The property will be found on the Right hand side identified by the agents board.



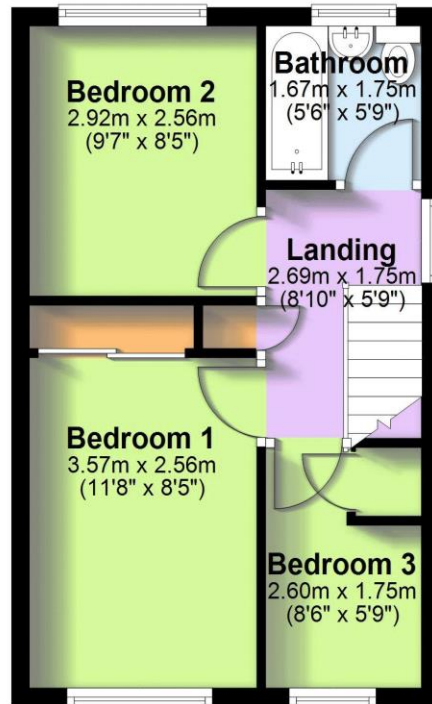
## Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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 expressly 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.