

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £165,000

10 Park Avenue, Oswestry,
Shropshire, SY11 1BA

🛏 2 Bedrooms

🚿 1 Bathroom

10 Park Avenue, Oswestry, SY11 1BA



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

General Remarks

Bowen are pleased to offer this well presented and centrally located two bedroom mid terraced property within easy walking distance of Oswestry town centre. There are good sized rear gardens which are also complemented by a raised terrace/balcony accessed from bedroom 2. The property is warmed by gas fired central heating and has uPVC double glazing. Early inspection is highly recommended to appreciate this much improved property which is ideal for first time buyers, investment purchasers or downsizers.

Location: The property is set within a popular residential location within easy walking distance of Oswestry town centre. 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 County Town of Shrewsbury and the cities of Wrexham and Chester. The town has an excellent bus service and the nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

Part glazed uPVC door into:

Open Plan Living/Dining Room: 23' 0" x 12' 10" narrowing to 10'5" (7.02m x 3.91m narrowing to 3.18m) Feature fireplace with brick surround, two radiators, TV/telephone points, stairs to first floor landing, understairs storage cupboards and door to:

Kitchen: 13' 2" x 6' 11" (4.02m x 2.12m max.) Having a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood

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.

over. Space for fridge freezer, Worcester gas fired boiler, tiled floor, part tiled walls and door to:

Rear Hall: Cupboard with space and plumbing for a washing machine, tiled floor, part glazed uPVC door to rear and internal door to:

Bathroom: 6' 6" x 5' 7" (1.99m x 1.69m) Suite comprising panel bath with shower over, wash hand basin with drawer below and concealed flush WC. Tiled walls and floor, radiator and extractor fan.

Stairs to First Floor Landing: With doors off to:

Bedroom 1: 13' 0" x 12' 11" (3.95m x 3.93m) Radiator.

Bedroom 2: 10' 2" x 9' 9" (3.09m x 2.96m max.) Radiator, built-in storage cupboards, access to loft space and glazed uPVC door to raised decked balcony/terrace at rear.

Outside: To the front the property is approached via a pedestrian gate from Park Avenue into an enclosed concrete yard. The rear





gardens comprise of a yard area adjacent to the property with gate to a shared access path and good sized lawned gardens beyond.

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

Services: The property has connections to mains electricity, water, gas and drainage supplies.

Council Tax: Council Tax Band 'A'.

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

EPC: EPC Rating 72 (C)

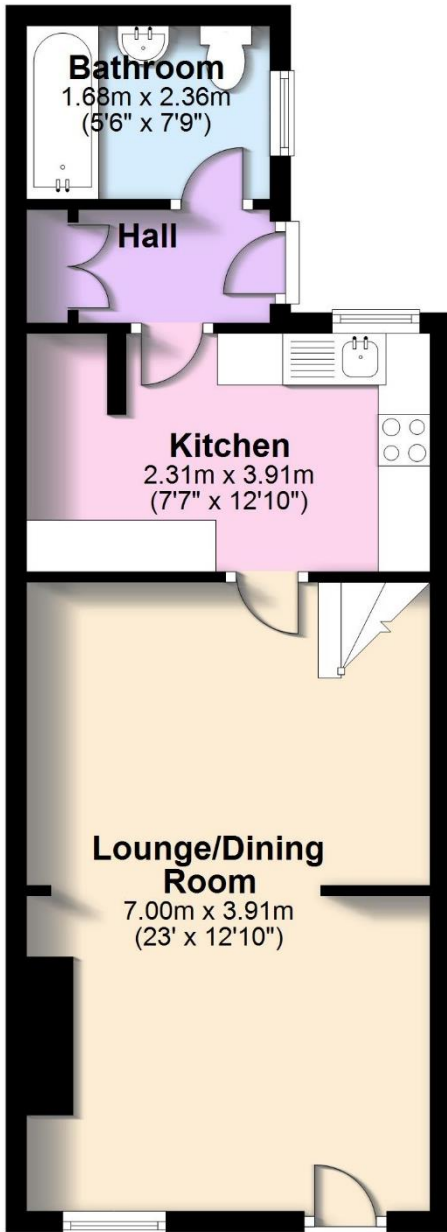
Agent's Note: We are informed that a small area of the property (Kitchen alcove) is subject to a flying freehold associated with the neighbouring property (12 Park Avenue).

Directions: From Oswestry town centre proceed up Willow Street to the crossroads with the Fire Station and turn left onto Park Avenue. The property will then be found on the right hand side.



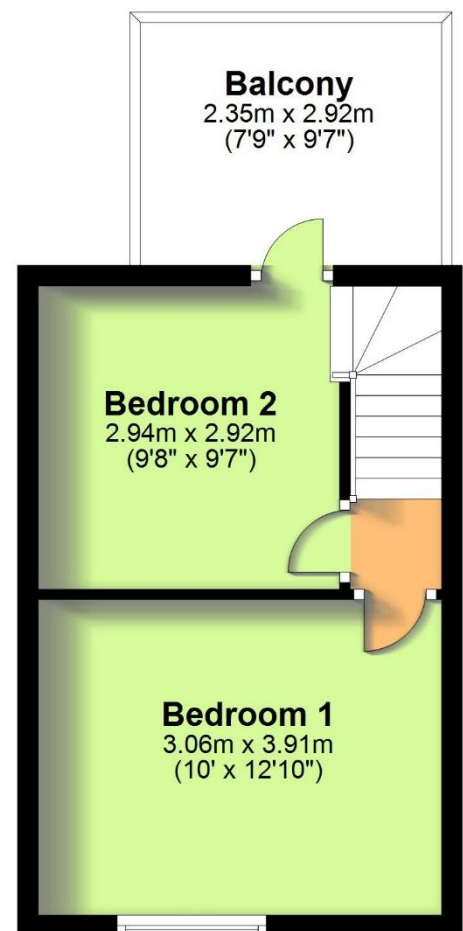
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



Total area: approx. 64.1 sq. metres (690.3 sq. feet)

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

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