



## 16 Smale Rise, Oswestry, Shropshire, SY11 2YL

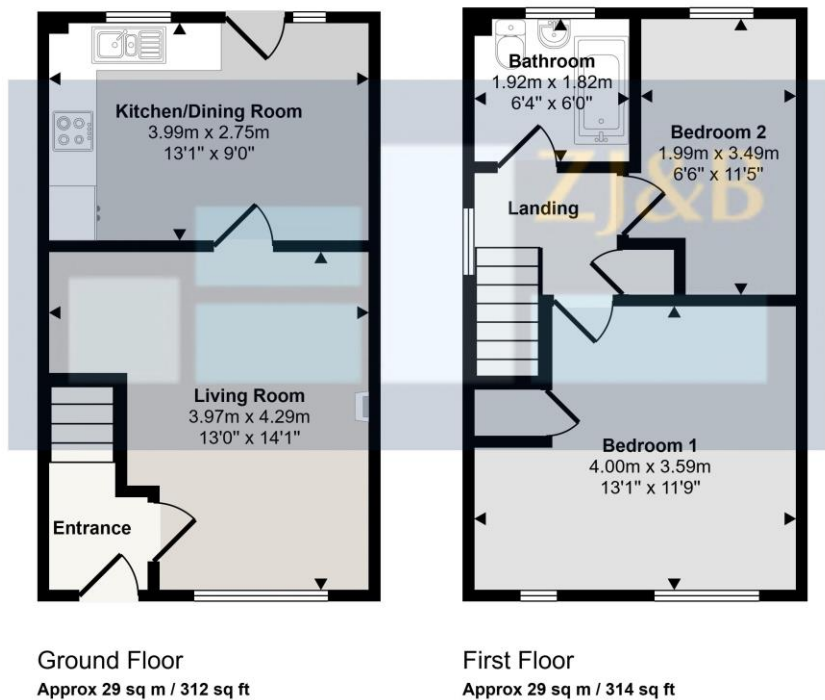
### Offers in the Region Of £170,000

**A modern two-bedroom semi detached house  
located within easy access of Oswestry town centre.**



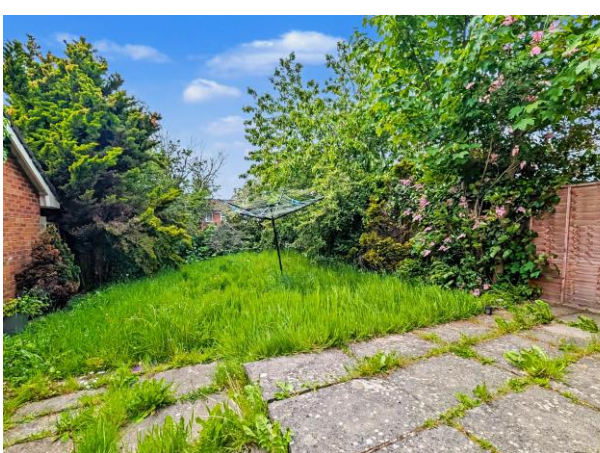
This modern two-bedroom semi detached house is located within easy access of Oswestry town centre and all its amenities, and also with excellent access to road networks. The accommodation includes an entrance hall, with a staircase leading up to the first floor, a living room, an attractive kitchen dining room, and two first floor bedrooms and bathroom. Outside is driveway parking for several cars and the front garden is laid to lawn. To the rear is a private, enclosed garden with patio and lawn. There is double glazing and the property is heated by electric storage heaters and a gas fire. The property is being sold with no upward chain. Early viewing is recommended.

Approx Gross Internal Area  
58 sq m / 626 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)

16 Smaile Rise OSWESTRY SY11 2YL	Energy rating <b>D</b>	Valid until: 23 October 2032
		Certificate number: 2892-1900-4270-4972-2200

**Property type** Semi-detached house

**Total floor area** 58 square metres

### Rules on letting this property

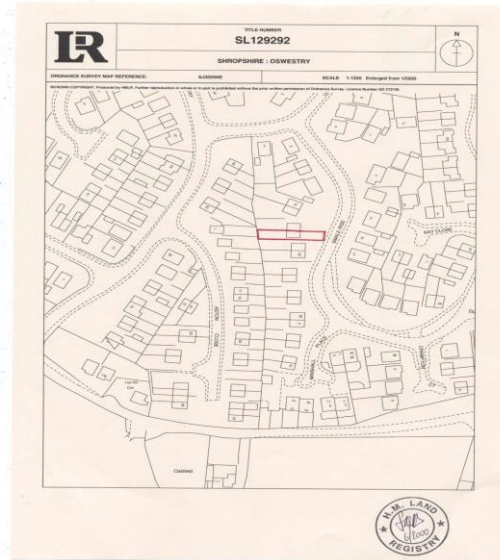
Properties can be let if they have an energy rating from A to E.

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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<https://find-energy-certificate.service.gov.uk/energy-certificate/2892-1900-4270-4972-2200>

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## 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**

## FREE MORTGAGE ADVICE

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**