





24 Lorne Street, Oswestry, SY11 1NE
Offers In The Region Of £150,000

Being offered for sale with no onward chain 24 Lorne street is an ideal first home or investment property, having newly fitted uPVC windows, Gas central heating and a low maintenance rear courtyard. In brief the accommodation comprises living room, kitchen, utility, bathroom, two double bedrooms and an adjoining office/third bedroom. Externally there is a covered area, and rear courtyard.



LOCATION

Oswestry provides a wide selection of shopping, leisure and healthcare facilities. Excellent road links via the A483 and A5 give easy access to Wrexham, Shrewsbury and Chester, with rail services available at Gobowen (approximately 3.5 miles) connecting to the national network. The surrounding Shropshire and Welsh border countryside offers a wealth of walking, riding and outdoor pursuits.

ACCOMMODATION**LIVING ROOM**

With uPVC door and window to the front, wood effect flooring, ceiling light and feature fireplace with inset gas fire and shelving to the sides.

KITCHEN

Fitted kitchen with a range of wall and base units with work surfaces over, void for appliances, extractor hood, part tiled walls, tiled flooring, ceiling light, stairs to first floor and door into;

UTILITY

Fitted base units with work surfaces over, inset sink with mixer tap and drainer, uPVC door to the side, ceiling light and door into;

BATHROOM

Suite comprising panelled bath, low level WC and wash hand basin. Window to the rear, tiles to floors and walls.

FIRST FLOOR**BEDROOM ONE**

Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM TWO

Double room with fitted wardrobes, uPVC window to the rear, ceiling light and radiator. Door into;

DRESSING ROOM/ OFFICE

Accessed from bedroom two, with uPVC window to the rear, ceiling light and radiator.

EXTERNAL

Externally, the property benefits from a low-maintenance courtyard garden, providing a private outdoor space. Gate leading to side access and a covered 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 13 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 enquiries.

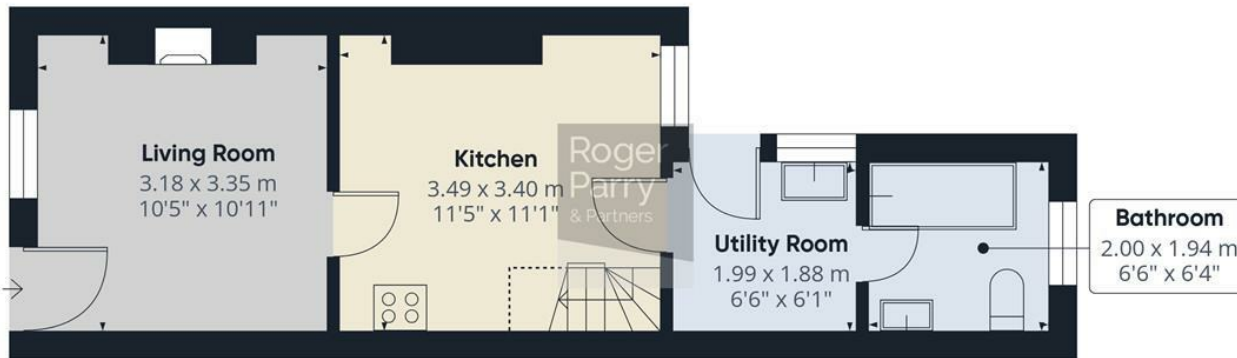
SURVEYS

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.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

56.3 m²
606 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: A

EPC Rating: C

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.

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 to a 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 should 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 been 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.