

# Town & Country

Estate & Letting Agents



**Castle Street, Oswestry, SY11 1JY**

**Offers In The Region Of £125,000**

WITH NO ONWARD CHAIN! A TWO BEDROOM TERRACED PROPERTY which benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises lounge, kitchen/diner and cloakroom with W/C to the ground floor, and two bedrooms and a bathroom to the first floor. Outside the property has off road parking and gardens to the front and a shared yard to the rear. This property provides a great opportunity for first time buyers or investors.

## **DIRECTIONS**

From our office proceed along Willow Street and turn right onto Castle Street where the property will be seen on the right hand side, set back off the road, identified by our For Sale board.

## **PROPERTY COMPRISES:**

### **LOUNGE 12'6" x 12'3" (3.83m x 3.74m)**



Having a sash style uPVC window and part glazed uPVC door to the front, oak effect laminate flooring, radiator, telephone point and fireplace opening with tiled hearth and wood surround (chimney capped).

### **KITCHEN / DINING ROOM 9'6" x 11'5" (2.92m x 3.49m)**



Fitted with base and wall units in light maple colour, stainless steel single drainer sink, freestanding cooker, part tiled walls, plumbing for washing machine, 'Ideal' wall mounted boiler, tiled floor, radiator, window to the rear, part glazed door to the rear and stairs off to the first floor.

## **CLOAKROOM**

Fitted with a low level WC, wash hand basin, tiled walls, vinyl flooring, electric heater and extractor fan.

## **FIRST FLOOR LANDING**

With a radiator, laminate flooring, loft hatch and airing cupboard off with shelving.

### **BEDROOM ONE 12'3" x 9'10" (3.74m x 3.02m)**



Having a window to the front and radiator.

### **BEDROOM TWO 9'2" x 7'7" (2.81m x 2.33m)**



With a window to the rear, radiator, laminate flooring and alcove shelving.

## BATHROOM



Fitted with a low level WC, wash hand basin and walk-in wetroom shower with electric shower, fully tiled walls, sealed vinyl flooring, radiator and extractor fan.

## FRONT OF THE PROPERTY



The front of the property has a gravelled parking area for two vehicles with gardens and patio area leading to the front door.

## ADDITIONAL PHOTO



## REAR OF THE PROPERTY



To the rear of the property is a shared yard area with a purpose built private storage shed.

## SERVICES

The agents have not tested the appliances listed in the particulars.

## VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## ADDITIONAL INFORMATION

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## OUR SERVICES

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art

Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

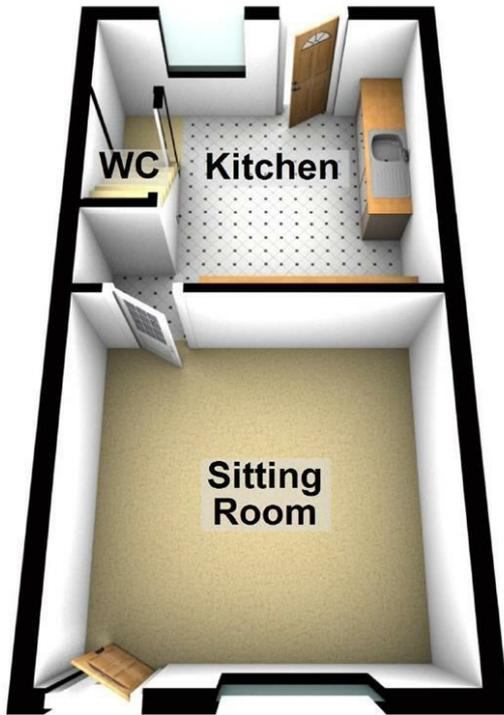
**HOURS OF BUSINESS**

Monday - Friday - 9.00 - 5.00

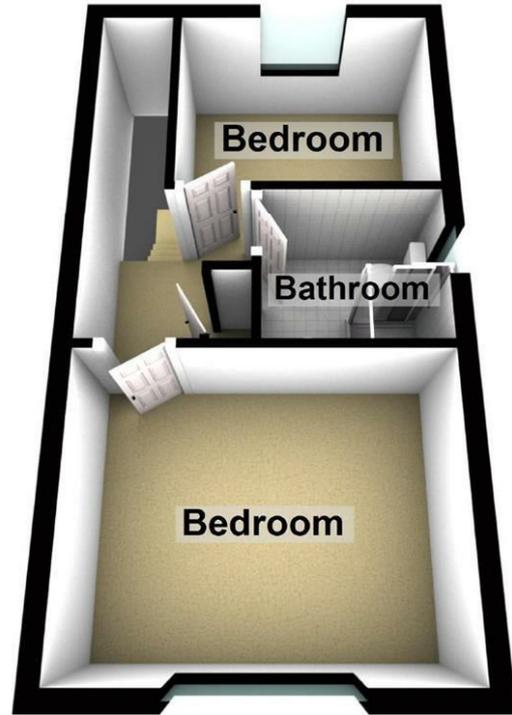
Saturday - 9.00 - 4.00

## Floor Plan

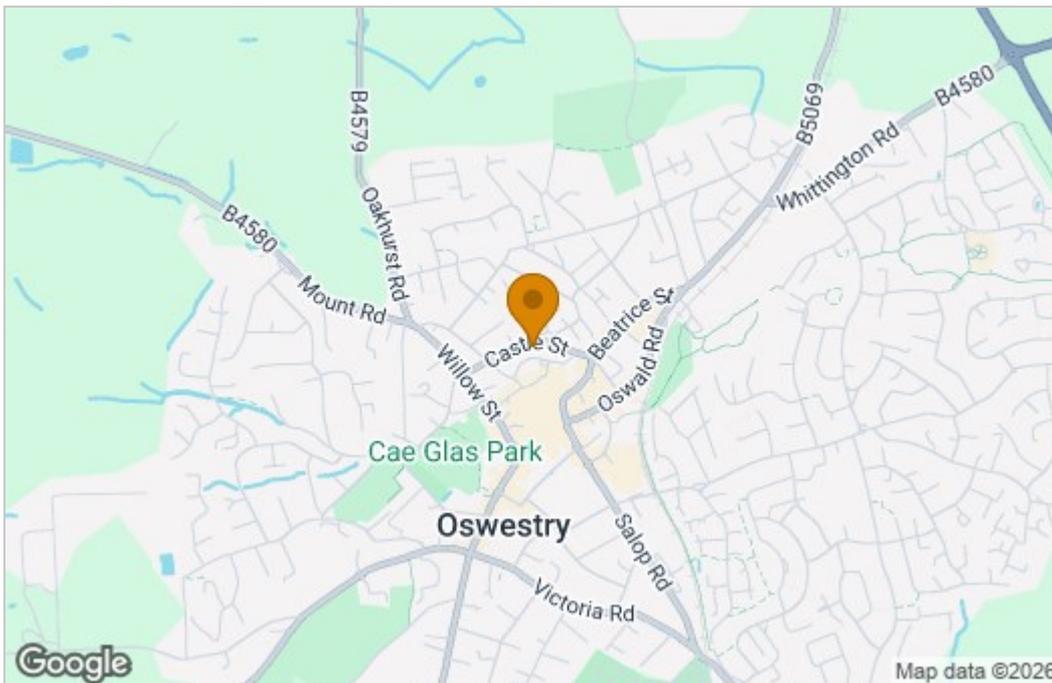
### Ground Floor



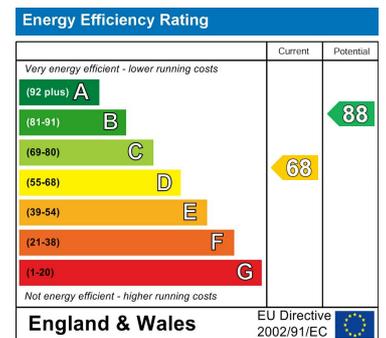
### First Floor



## Area Map



## Energy Efficiency Graph



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