



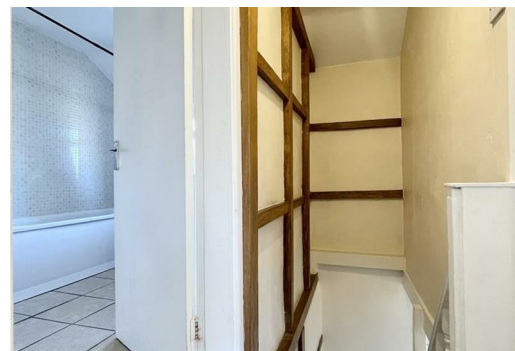
FOR SALE

£775 Per Calendar Month

39 Upper Brook Street, Oswestry, Shropshire, SY11 2TG

CLOED FOR VIEWINGS

A two bedroom mid terrace cottage situated within easy walking distance to Oswestry Town Centre. Warmed by gas fired central heating and benefits from UPVC double glazing. Comprising: Living Room, Kitchen, First Floor Landing, Two Bedrooms, Bathroom, Garden with Lawn, Available Now





- Tax band A
- EPC D
- Deposit £807
- Close to town
- Double glazed UPVC

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Shrewsbury and Chester are both some half an hour drive. There is also a main line railway station at Gobowen, about 3 miles distance.

DIRECTION

From the centre of Oswestry, proceed past the Church on Church Street with the Wynnstay Hotel on the left hand side, turn right at the traffic lights. Proceed and the property will be viewed to the right hand side..

LIVING ROOM

11'7" x 10'5" (3.54 x 3.19)

With UPVC double glazed window to the front elevation, UPVC door, radiator, former fireplace, gas fired combination boiler serving domestic hot water and central heating needs.

KITCHEN

6'9" x 10'2" max into stairs (2.06 x 3.11 max into stairs)

Comprising a comprehensive range of fitted units providing a good amount of cupboard storage and drawer space with worktops over and tiled splashbacks, four ring electric hob and oven, circular stainless steel sink unit, UPVC double glazed window to rear elevation overlooking rear garden, UPVC double glazed door leading out to rear elevation, wall heater, staircase leading to the Landing.

BEDROOM ONE

9'5" x 11'3" (2.88 x 3.45)

With UPVC double glazed window to the front elevation, radiator.

BATHROOM

9'1" x 7'8" (2.78 x 2.36)

Providing a three-piece suite in white comprising dual and low flush WC, wash hand basin, bath with electric shower over, fully tiled walls, tiled floor, radiator, UPVC double glazed window to the rear elevation, linen cupboard.

BEDROOM TWO

7'8" x 8'11" (2.34 x 2.73)

With UPVC double glazed window to the rear elevation, radiator.

GARDEN

Located directly to the rear of the property is a laid to lawn area and outside sitting area. Covered drying area to rear and access to neighbouring property.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



LOCAL COUNCIL

Tax band A

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

VIEWING

By appointment through the letting agents. Halls, Oswestry
Office, TEL (01691) 670320.

DEPOSIT

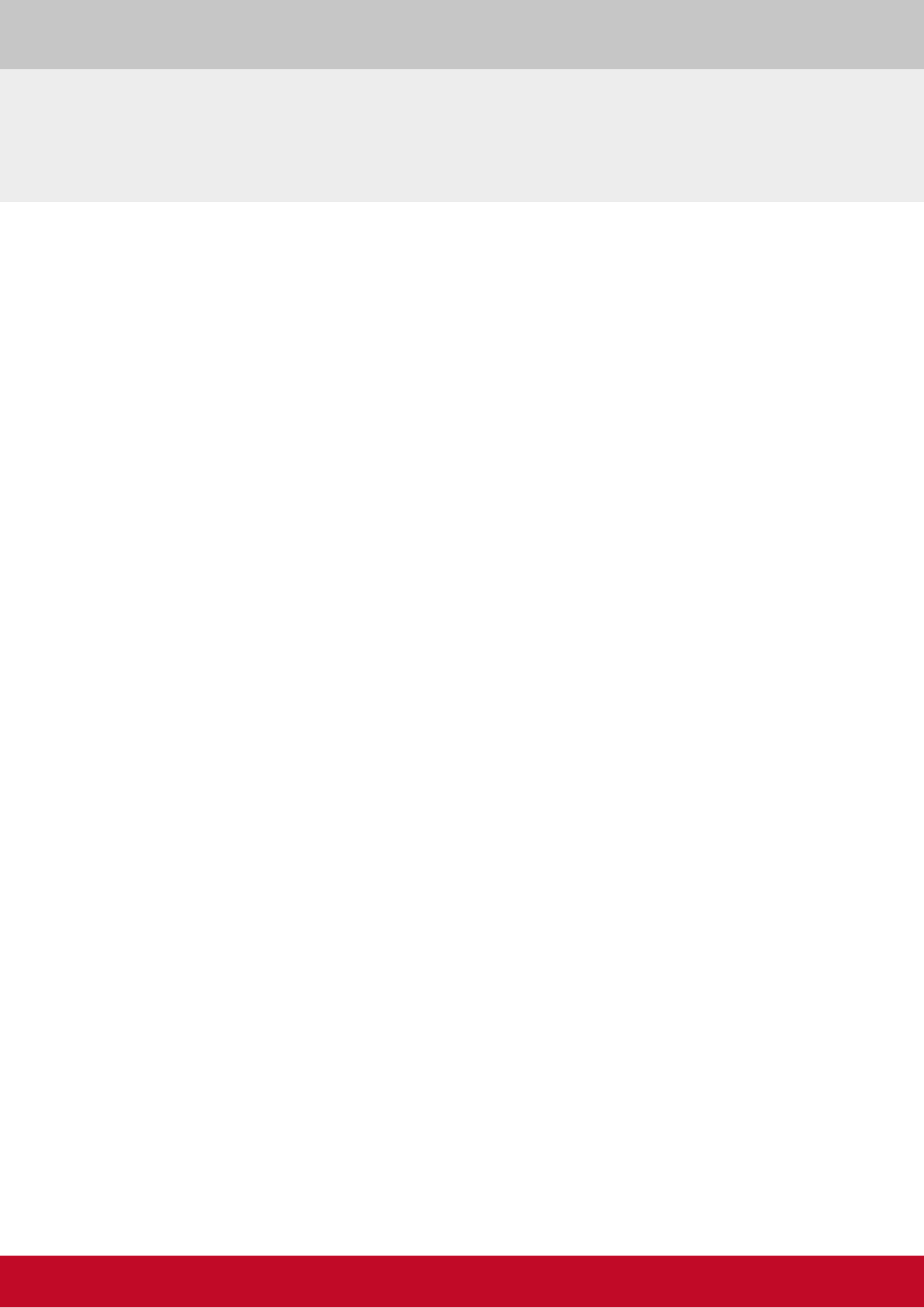
£807.00 to be held in the Deposit Protection Service.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

AGENT NOTE

Photos were taken from sale of the property.

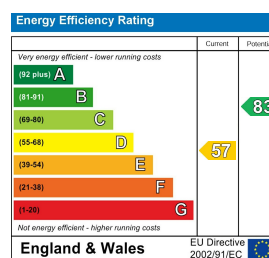


39 Upper Brook Street, Oswestry, Shropshire, SY11 2TG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.