

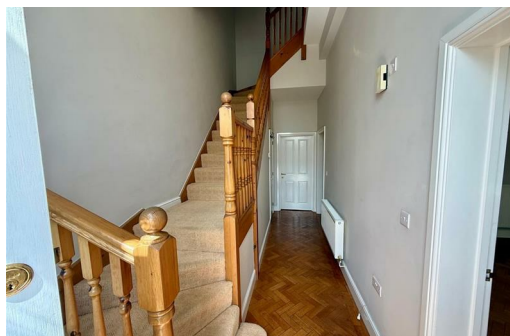
**FOR SALE****£875 Per Calendar Month**

20 Beresford Gardens, Upper Brook Street, Oswestry, Shropshire,  
SY11 2SL

A two-bedroom home enjoying easy walking distance into the town centre, high ceilings and spacious accommodation. The property in more detail provides: - Elegant Reception Hall, Cloak Room & WC, Lounge, Kitchen/Dining Room, First Floor Landing, 2 Bedrooms, Family Bathroom. Outside - Garden, Parking for 2 Vehicles.







- Available Soon
- Part Of Oswestry History
- Walking Distance to Town
- Spacious Accommodation
- Parking For 2 Vehicles
- Garden

## 20 BERESFORD GARDENS

### 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 ½ hour drive. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

### DESCRIPTION

Halls are delighted to offer this two bedroom town house situated in one of Oswestry's historic buildings enjoying high ceilings, spacious rooms and garden.

### THE DIRECTIONS

From Halls Oswestry office proceed to the traffic lights and continue straight over into Cross Street and proceed on to Church Street at reaching the traffic lights turn right. Beresford Gardens will found to your left hand side just after the zebra crossing. Upon entering Beresford Gardens keep right and number 20's parking spaces will be viewed to your left.

The accommodation in more detail provides:-

With external sensor light, timber and glazed panel door with panelled glazing over leading through to:-

### RECEPTION HALL

With elegant staircase rising off to the half and the first floor landing, parquet flooring, power and light points, radiator, under stairs storage cupboard providing a good amount of storage space, smoke alarm.

### CLOAK ROOM & WC

Affording a two piece suite in white comprising low flush WC, wash hand basin with tiled splash backs, light point, parquet flooring, radiator, entrance hatch to attic area providing storage space, extractor fan.

### LOUNGE

14'10" x 12'5" (4.52 x 3.78)

A most light and bright attractive room with two sash windows to the front elevation overlooking garden, parquet flooring, two radiators, power and light points, TV point, telephone point. This room benefits from high ceilings.



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.



null Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



#### KITCHEN/DINING ROOM

8'10" x 13'7" [2.69 x 4.14]

A most attractive room enjoying a good amount of fitted base and wall units providing cupboard and drawer space with attractive tile splash backs and work tops over, 1.5 bowl sink unit with mixer tap over, space and plumbing for automatic washing machine, space and plumbing for dishwasher, integral fridge/freezer, radiator, built-in oven with four ring gas hob and stainless steel extractor canopy over, power and light points, ceramic tiled flooring. This room benefits from high ceilings.

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Via staircase in Reception Hall to the First Floor Landing.

#### FIRST FLOOR LANDING

Benefiting from a high ceiling, power and light points, radiator, walk-in wardrobe providing a good amount of storage space or providing an extra study area.

#### BEDROOM ONE

15'7" x 11'8" [4.75 x 3.56]

With two sash windows to the front elevation overlooking the front garden, power and light points, radiator, high ceilings, TV point, entrance hatch to attic area, recessed double wardrobe providing a good amount of storage space also housing a wall mounted gas fired combi boiler.

#### BEDROOM TWO

10'4" x 8'7" [3.15 x 2.62]

With sash window to the front elevation overlooking the front garden, power and light points, radiator, high ceiling, TV point, , recessed double wardrobe providing a good amount of storage space.

#### FAMILY BATHROOM

Affording a three piece suite in white comprising low flush WC, pedestal wash hand basin, panelled bath with Triton electric shower over, complimentary tiling, radiator, shaver and light point, recessed spotlighting, extractor fan.

#### OUTSIDE

From the parking area a path leads to the garden of the property which can be accessed via a gate. The garden is enclosed by private fencing and is mostly gravelled for ease of maintenance. Also enjoying a patio area and herbaceous species.

#### PARKING

There is allocated parking for two vehicles.

#### COUNCIL TAX

Band 'B '

#### SERVICES

Mains gas, electricity, water and drainage.

We have been informed by the vendor that there is an annual service charge of £250.00 for maintenance.

Please note that any services or appliances noted in these particulars have not been tested and should be tested before proceeding.

#### VIEWING

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

#### **WEBSITE**

Please note that all of our properties can be viewed on the following websites.

[www.hallsestateagents.co.uk](http://www.hallsestateagents.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.vebra.com](http://www.vebra.com)

[www.globrix.com](http://www.globrix.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.primelocation.com](http://www.primelocation.com)

#### **DEPOSIT**

£1009.00 To be held in the Deposit Protection Service.

#### **LOCAL COUNCIL**

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

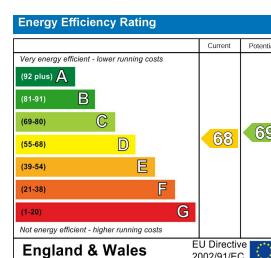
FOR SALE

20 Beresford Gardens, Upper Brook Street, Oswestry, Shropshire, SY11 2SL

**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@halls.gb.com](mailto:oswestry.lettings@halls.gb.com)



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