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PROPERTY SINCE 1862



Offers in the region of £189,950

18 Gittin Street, Oswestry, Shropshire, SY11 1DX

3 Bedrooms

2 Bathrooms

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General Remarks

A refurbished and immaculately presented three bedroom end of terrace property situated centrally within Oswestry and close to all amenities. The living accommodation has been much improved by the current owners and includes modern fixtures/fittings throughout.

The property is warmed by gas fired central heating and is fully double glazed. The rear gardens are generously sized, private and a most notable feature of the property. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

A part glazed uPVC door at the front of the property leads into:

Living Room: 11' 9" x 10' 10" (3.58m x 3.30m) Electric feature fireplace, radiator, bay window to front, TV point, wood effect flooring and part glazed door to:

Inner Hall: Understairs cupboard and opening into:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Dining Room: 12' 0'' x 11' 4'' (3.65m x 3.45m) Max Electric feature fireplace, wood effect flooring, radiator, TV point, stairs to first floor landing and opening into:

Kitchen: 10' 0'' x 7' 6'' (3.05m x 2.28m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainer. Integrated oven with hob and extractor hood over. Space for fridge and freezer, tiled floor, part tilled walls, Worcester gas fired boiler and part glazed door to:

Rear Hall/Utility: 8' 0'' x 4' 1'' (2.43m x 1.55m) Fitted wall cupboards and work top with space/plumbing beneath for washing machine. Tiled floor, radiator, part glazed uPVC door to rear and internal door to:

Bathroom: 5' 9'' x 5' 6'' (1.75m x 1.67m) Modern suite comprising of panel bath with rainfall shower over, wash hand basin with vanity unit below and concealed flush W.C. Part tilled walls, heated towel rail, radiator and extractor fan.











Stairs to first floor landing: Access to loft space, radiator and doors off to:

Bedroom 1: 11' 9'' x 10' 11'' (3.58m x 3.32m) Radiator.

Bedroom 2: 10' 0'' x 7' 10'' (3.06m x 2.38m) Radiator.

Bedroom 3: 8' 10'' x 8' 0'' (2.68m x 2.43m) max Velux skylight, radiator and built in storage cupboard.

Shower Room: 6' 11'' x 4' 9'' (2.11m x 1.44m) max Suite comprising of shower cubicle with Triton electric shower, pedestal wash hand basin and concealed flush W.C. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Outside: At the front of the property is an enclosed yard with gated access to the pavement. A shared side access path leads to a gated entrance into the rear gardens. These include a paved patio with good sized lawned gardens beyond.

Services: We are informed that the property is connected to mains gas, electricity, water and drainage supplies.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: Council Tax Band - 'A'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

EPC Rating: Awaiting EPC assessment.

Directions: From Oswestry town centre proceed up Willow Street to the first crossroads at which turn right onto Castle Street. Continue before bearing left onto Beatrice Street then take the left hand turn before the pedestrian crossing into Gittin Street where the property will be located on the right hand side.







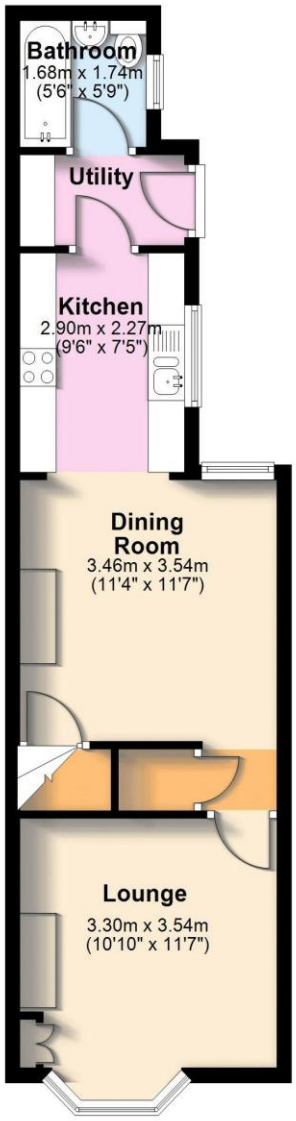


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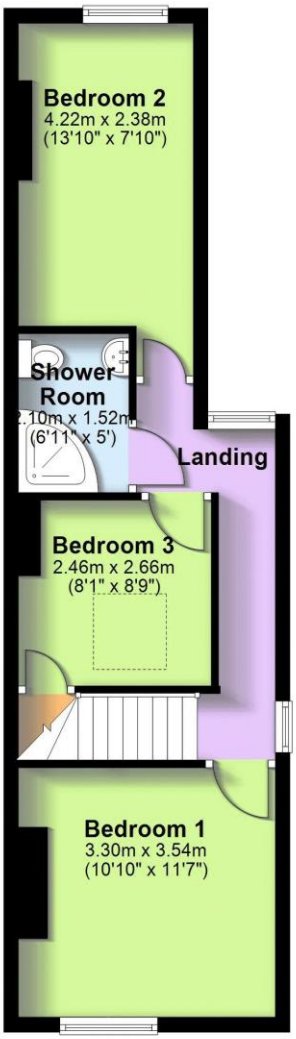
Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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