Town & Country

Estate & Letting Agents









9 Gobowen Road, Oswestry, SY11 1HT

£975 Per Month

Nestled on Gobowen Road in the charming town of Oswestry, this delightful end terrace house will be available to let mid October. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable and inviting home.

As you enter, you will find a spacious living area that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The kitchen is functional and provides ample space for meal preparation, making it a great spot for culinary enthusiasts. The property also features a well-appointed bathroom, ensuring convenience for all residents.

The location on Gobowen Road is particularly advantageous, providing easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this lovely property your new home.

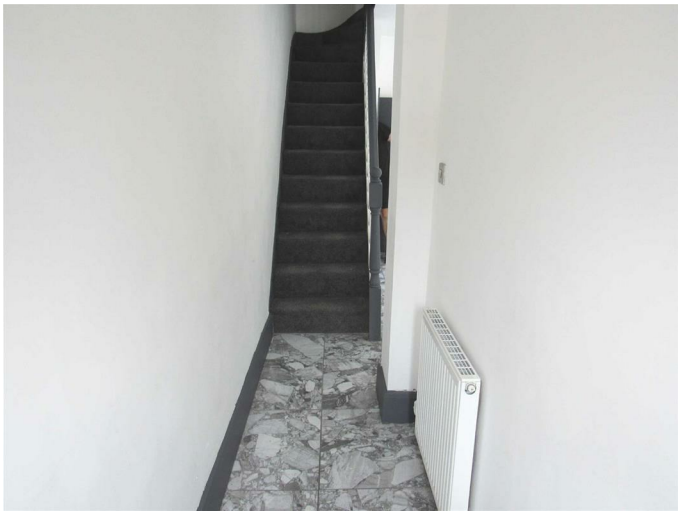
Directions

From our Oswestry office continue up Willow Street and turn right onto Castle Street. Follow the one way system onto Beatrice Street. From there continue and keep in the left hand lane past the previous Morrisons superstore opposite The Carriages, the property will be found on the left hand side.

Porch

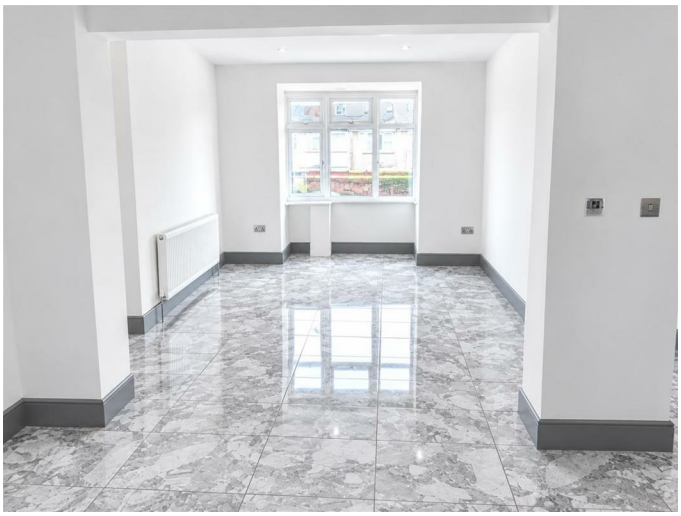
With brick built porch

Hallway



With marble effect tiled flooring, part glazed UPVC door to the front and radiator.

Lounge/Diner



A spacious area with marble effect tiled flooring, bay window to the front, window to the rear, understair cupboard, thermostat, radiator and spotlights.

Additional Photograph

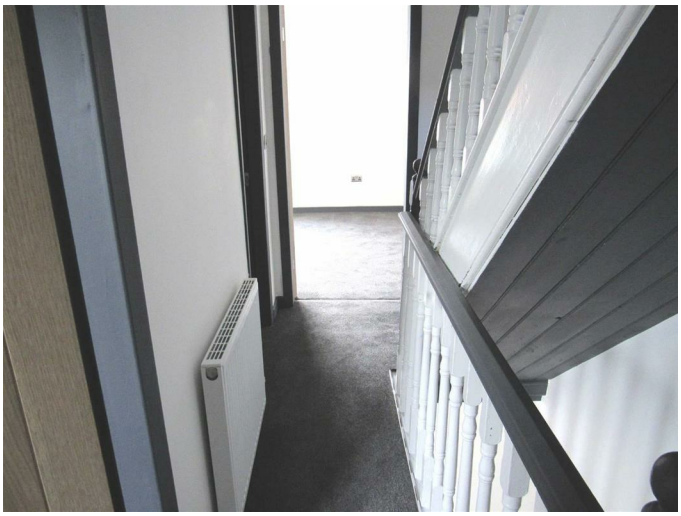


Kitchen



With base and wall units in Grey with marble effect worktops over, stainless steel sink and drainer unit, window to the rear, part glazed UPVC door to the side, space for appliances, gas cooker with extractor hood over, Vokera boiler and spotlights.

First Floor Landing



With doors to bedroom one, office and family bathroom and a radiator.

Bedroom One



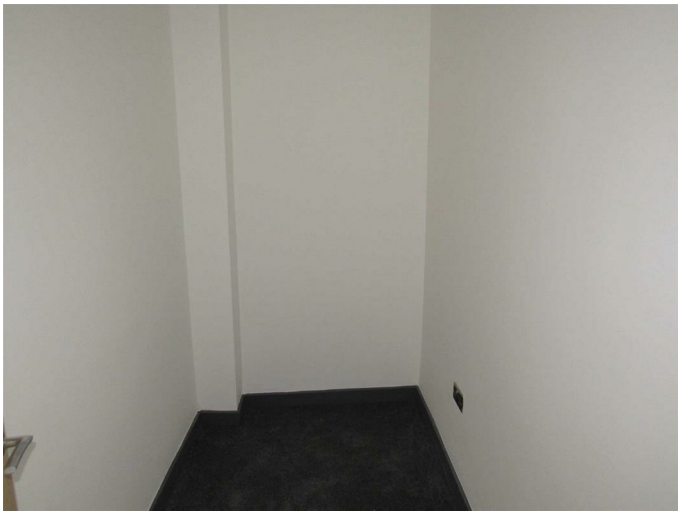
With window to the front and radiator.

Bedroom Two



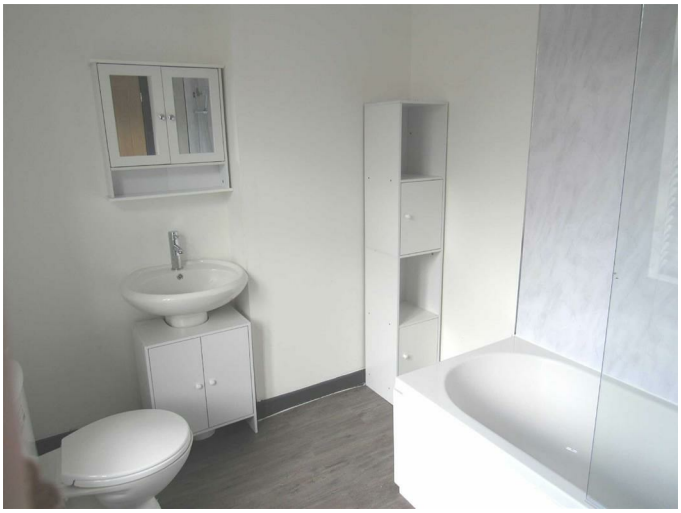
With window to the front and radiator.

Office/Study



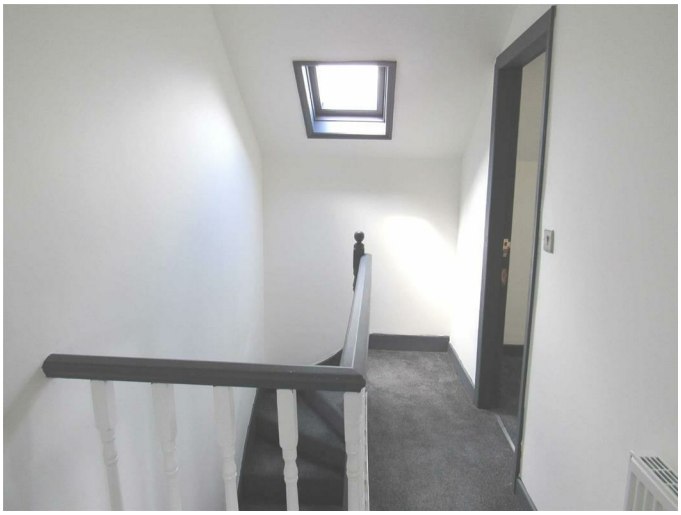
With radiator.

Family Bathroom



With three piece suite in while comprising of panelled bath with glass shower screen and double headed shower over, W/C and wash hand basin, extractor fan, heated towel rail, window to the rear and built in cupboards.

Second Floor Landing



With doors to bedroom two and three and a velux skylight.

Bedroom Three



With window to the rear and radiator.

Front Garden

With patio area to front door.

Rear Garden



With patio area, slabbed steps leading onto a further patio with shrubbed borders and beds, shed and rear access.

Additional Photograph.



To View

To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Hours of Business

Monday - Friday - 9.00 - 5.00
Saturday - 9.00 - 2.00

Services

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

Town and Country

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, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING or LETTING.

Additional Information

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.

Tenant Information

Information for tenants:
Rent: £975.00 per calendar month(inc Gas)
Deposit: £975.00 Equivalent to 1 Months Rent
Council Tax Band: A (Shropshire Council)
EPC - C
Term: Assured Periodic Tenancies
Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs

associated with taking landlord's instructions as well as the preparation and execution of new legal documents

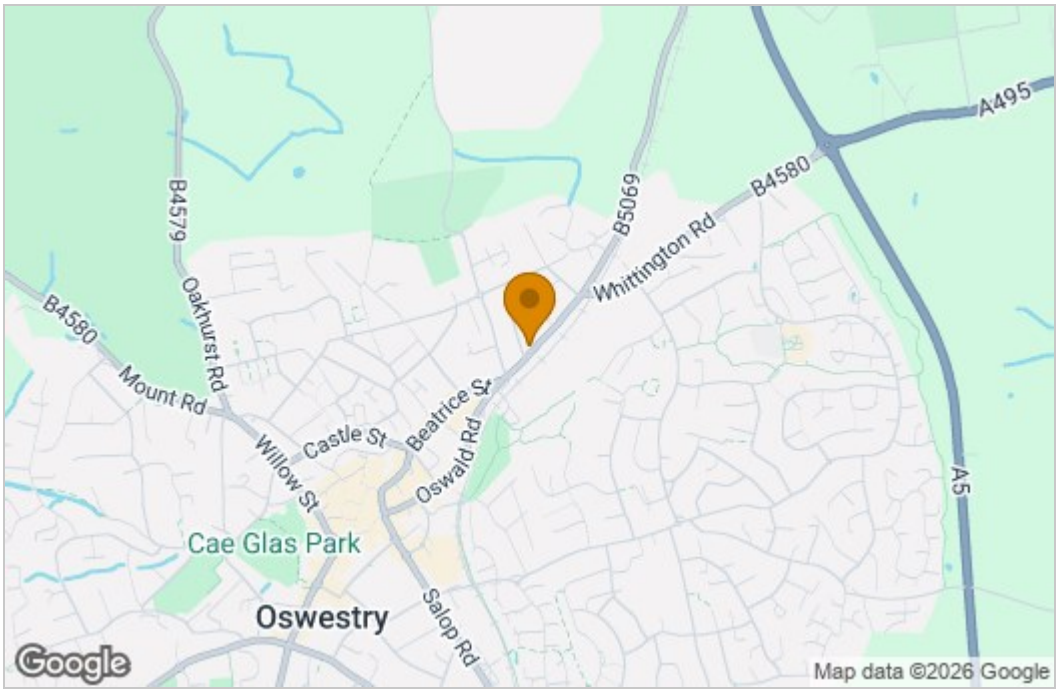
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

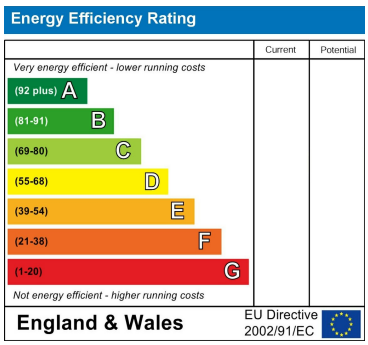
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Floor Plan

Area Map



Energy Efficiency Graph



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