

Offers in the Region Of £179,000

24 Victoria Street, Oswestry, Shropshire, SY11 2BP

2 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

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General Remarks

A spacious two bedroom terraced townhouse property situated within walking distance of Oswestry town centre. The town offers a host of independent shops, public houses and other local amenities along with the outdoor street market that runs on a Wednesday and Saturday. Notable features include the large open plan living space on the ground floor and two double bedrooms on the first floor.

The property is warmed by gas fired central heating and is uPVC double glazed. It would be an ideal first home for a young family, a downsizing move for those relocating closer to amenities or an investment opportunity. Early inspection is recommended as it is offered for sale with no onward chain.

Location: The property is situated on Victoria Street within walking distance of the centre of the busy market town of Oswestry. There is no requirement for street parking permits in this location and the town itself has an excellent range of shops, schools and other amenities. Oswestry is surrounded by picturesque countryside and 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 covered entrance porch at the front of the property with partly glazed door leads into:

Hallway: Decorative quarry tiled flooring, radiator, stairs to the first floor landing and door off to:

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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Lounge: 11' 11'' x 10' 4'' (3.62m x 3.15m) (plus bay window) Bay window to the front, feature fireplace, radiator, TV point, wood effect flooring and opening into:

Dining Area: 12' 10'' x 10' 9'' (3.92m x 3.27m Max) Feature fireplace (chimney could be reopened if required), built in storage cupboard and drawers, radiator, wood effect flooring and door to:

Kitchen: 9' 11'' x 8' 3'' (3.01m x 2.52m) Modern range of fitted base and eye level wall units with worktops over and inset stainless steel sink and drainer. Integrated oven and separate gas hob with extractor hood over. Integrated dishwasher and fridge, space/plumbing for washing machine (appliance shown in picture is not included), understairs storage cupboard, radiator, partly tiled walls and partly glazed door to the garden.

Stairs to First Floor Landing: Access to loft space, radiator, large cupboard housing 'Ideal' gas fired boiler and doors off to:

Bedroom 1: 17' 1'' x 12' 0'' (5.21m x 3.66m) Radiator.











Bedroom 2: 13' 0'' x 11' 6'' (3.96m x 3.51m) Radiator.

Bathroom: 8' 1'' x 6' 5'' (2.47m x 1.96m) Suite comprising 'P' bath with rainfall shower over, wash hand basin with vanity unit below and low level flush W.C. Tiled floor, tiled walls, heated towel rail and bathroom cabinet.

Outside: A shared passageway to the side provides access to the rear of the property with a pedestrian gate leading into the gardens. The garden has a paved patio area adjoining the property which provides access to a store room with power supply which could house a freezer or dryer and an adjoining external w.c. with high level flush w.c. Beyond the patio is a slate chipped area with decking and lawns beyond.

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

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewbsury, Shropshire. Tel: 0345 6789000.

Council Tax Band: Council Tax Band A.

EPC Rating: EPC Rating 'D' - 60.

Services: We are of the understanding the property is connected to mains water, electric, gas and drainage.

Directions: From Oswestry town centre proceed up Church Street to the crossroads/traffic lights and turn left onto Victoria Road. Continue taking the first right hand turning onto Victoria Street where the property will be found on the right hand side as identified by the Agent's for sale board.









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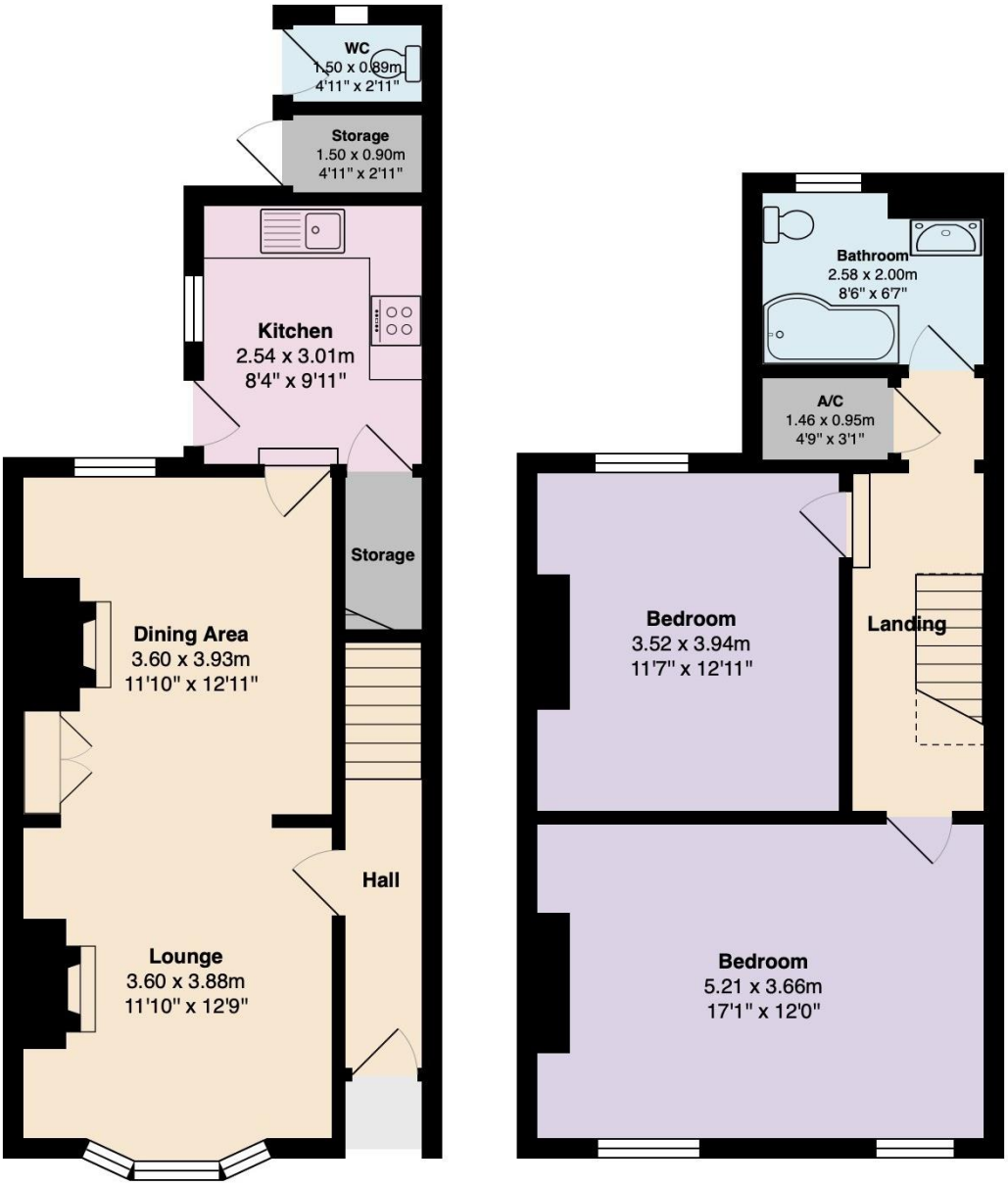

Total Area: 96.0 m² ... 1033 ft²

All measurements are approximate and for display purposes only

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