

Town & Country

Estate & Letting Agents



6 New Road, Oswestry, SY11 3JH

£800 Per Month

Nestled on New Road in the charming village of Gobowen, Oswestry, this delightful end terrace house presents an excellent opportunity for those seeking a rental property. Recently renovated, the home boasts a fresh and modern interior, making it an inviting space for comfortable living.

The property features two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The single reception room offers a versatile area that can be tailored to your needs, whether it be a cosy lounge or a stylish dining space. The bathroom is thoughtfully designed, ensuring convenience and comfort.

One of the standout features of this property is the off-road parking, providing ease and security for your vehicle. The location is ideal, with local amenities and transport links within easy reach, making it a practical choice for daily commuting or leisurely outings.

This newly renovated end terrace house is not just a place to live; it is a home that offers both style and functionality. With its appealing features and prime location, it is sure to attract interest from prospective tenants. Do not miss the chance to make this lovely property your new home.

Directions

From our Oswestry office take the Gobowen road out of the town. At the roundabout take the exit for Gobowen. On entering the Village of Gobowen proceed over the level crossing where the Co-op store will be seen on the left hand side. Turn right onto Old Whittington Road and then second left onto New Road, where the property will be found at the end of the lane.

Hall



The property is accessed through a part glazed door to the front into the hall with a radiator, tiled floors and stairs to the first floor landing with access into bedrooms and bathroom.

Lounge



With a window to the front and radiator.

Dining Room



Having a tiled floor, radiator and a window to the rear. The dining room opens out onto the kitchen.

Kitchen/Breakfast Room



Comprising a range of wall and base units with worktop over, space and plumbing for a washing machine, electric oven and a ceramic hob with

integral extractor fan. Single bowl sink and drainer with mixer tap over, spotlights to the ceiling and an understairs storage cupboard.

Additional Photo



Bedroom Two



A window overlooking the rear of the property and a radiator.

First Floor Landing



Doors lead into both bedrooms and bathroom.

Bedroom One



Two windows to the front of the property and a radiator.

Bathroom



The bathroom is fitted with a panel bath with mixer tap over, WC and wash hand basin on a vanity unit with mixer tap over, wooden flooring and spotlights to the ceiling. Heated towel rail and shower cubicle with a mains shower with two shower heads. Airing cupboard housing the gas fired boiler.

To The Front

The front of the property is gravelled providing off road parking.

To The Rear



The rear has a yard area and further off road parking.

Tenant Information

Information for tenants:

Rent: £800.00 per calendar month

Deposit: £800.00 Equivalent to 1 Months Rent

Council Tax Band: A(Wrexham Shropshire Council)

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (INC 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

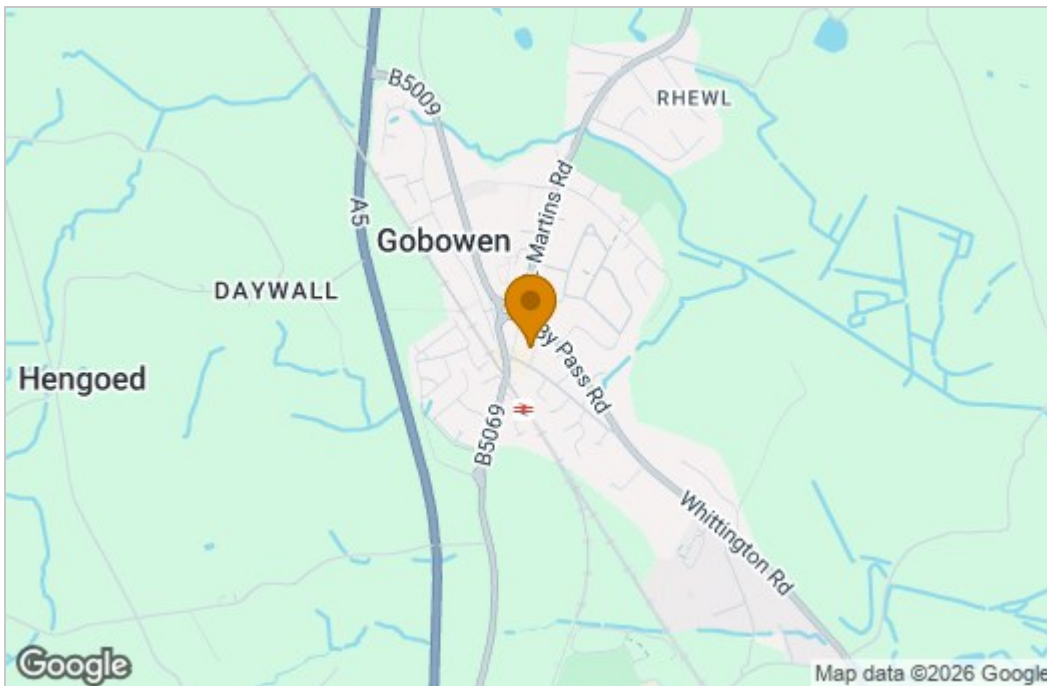
Change of Sharer (Tenant's Request): £50 (INC VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new 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 (INC VAT) for the time taken replacing lost key(s) or other security device(s).

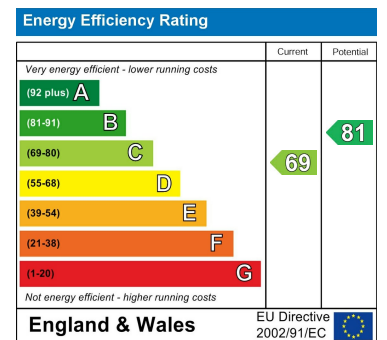
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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 must 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.

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