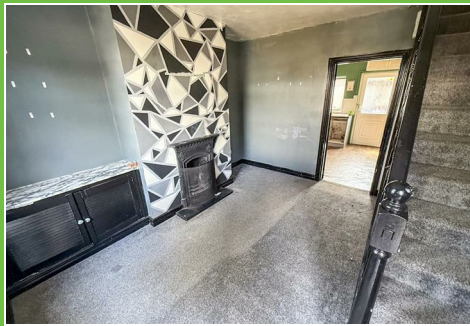


Town & Country

Estate & Letting Agents



5 Park Terrace, Oswestry, SY11 1JA

Asking Price £105,000

WITH NO ONWARD CHAIN!! An excellent opportunity for first-time buyers, investors, or those looking for a renovation project, this two-bedroom property offers plenty of potential to create a lovely home. The accommodation includes a lounge with a cast iron open fireplace, a fitted kitchen, two bedrooms, and a bathroom. To the front there is a good sized garden along with a yard and outbuilding to the rear. Ideally situated within a short walk of Oswestry town centre and its range of amenities, the property requires a programme of modernisation and improvement, offering an ideal opportunity to add value and personalise to your own taste.

Directions

From Our Oswestry office proceed out of town on the Gobowen Road. Turn right onto Whittington Road and Park Terrace will be seen on the left hand side just before Colour Supplies.

Lounge 11'10" x 12'7" (3.61m x 3.86m)



The lounge features a window to the front elevation and a part-glazed entrance door. There is a cast iron open fireplace, a radiator, stairs rising to the first floor, a useful alcove cupboard, and a door leading through to the kitchen.

Kitchen/Dining Room 11'10" x 11'3" (3.61m x 3.45m)



The kitchen/ dining room is fitted with a range of wall and base units incorporating a one-and-a-half bowl ceramic sink with a mixer tap over. There is an electric oven with a gas hob, plumbing for a washing machine, and space for a fridge. A window overlooks the rear, with a part-glazed door providing access to the rear area. The room is finished with vinyl flooring.

Additional photo



Landing

Having loft access and doors leading to the bedrooms and bathroom.

Bedroom One 8'7" x 12'5" (2.64m x 3.79m)



Bedroom One features a window to the front elevation, a built-in cupboard, and a radiator.

Bedroom Two 6'8" x 10'8" (2.04 x 3.24)



Bedroom Two features a window to the rear elevation and a radiator.

Bathroom



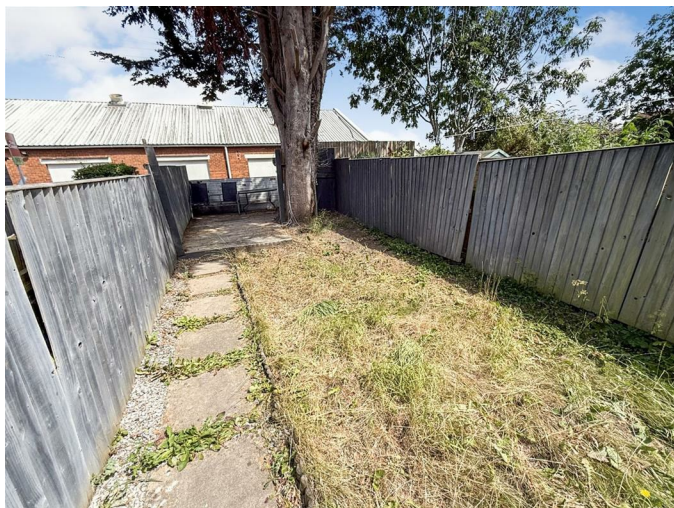
The bathroom is fitted with a panelled bath with a mains-fed shower over and a glass shower screen, low-level W.C., and wash hand basin. The room has fully tiled walls, a tiled floor, a radiator, an extractor fan, and a window to the rear elevation.

Front Garden



The good sized front garden is lawned and paved with a decked area at the end. There is a shared pathway and outside lighting with the garden being enclosed by fencing.

Additional Photo



Additional Photo



To the Rear



There is a shared passageway/hard standing with outbuilding (measuring 2.45 x 4.12), with power, lighting and plumbing for a washing machine.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

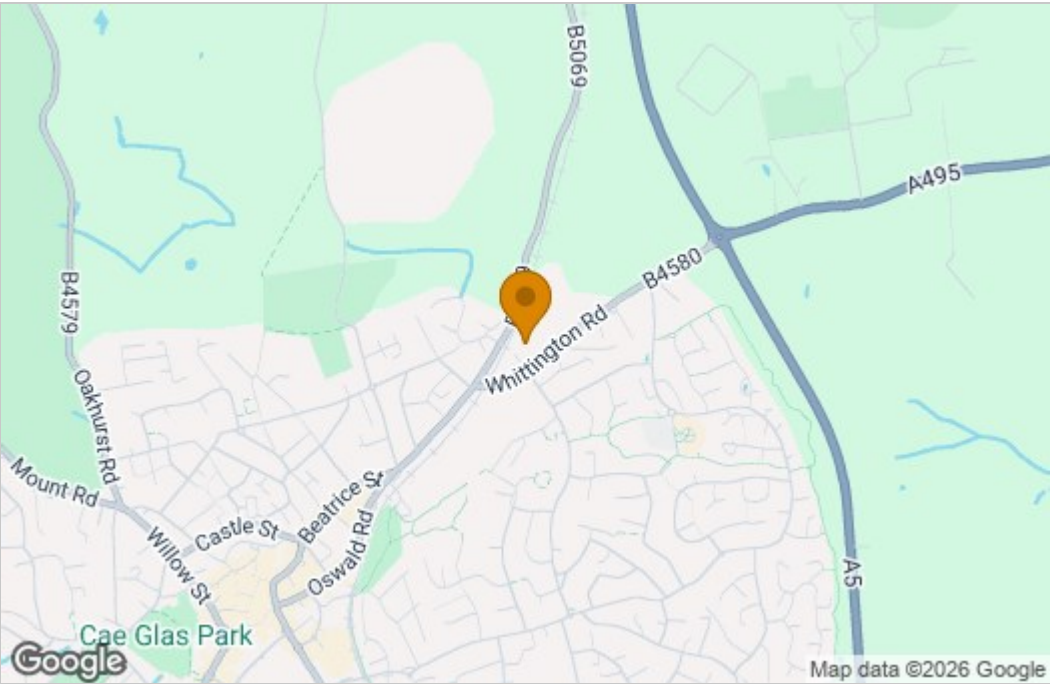
Additional Information

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.

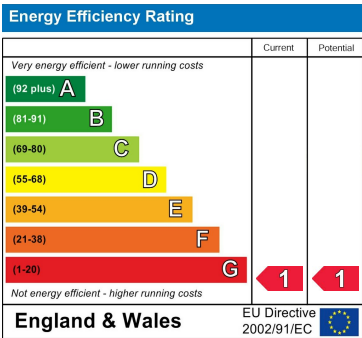
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk