86 Vyrnwy Road
Oswestry
SY11 1NZ

MONKS

2 Bedroom House - Semi-Detached
Offers In The Region Of £175,000

The features

- TWO BEDROOM SEMI DETACHED HOME
- LOUNGE AND KITCHEN/ DINING ROOM
- SEPARATE BATHROOM AND TOILET
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- TWO GOOD SIZED DOUBLE BEDROOMS
- UTILITY ROOM AND CLOAKROOM
- ENCLOSED ESTABLISHED REAR GARDEN
- ENERGY PERFORMANCE RATING

***** TWO BEDROOM HOME- CLOSE TO TOWN CENTRE *****

An opportunity to purchase this neatly presented two bedroom semi detached home perfect for first time buyers, investors or those looking to downsize.

Occupying a convenient position near to the Market Town centre and having ease of access to all of its amenities and local transport links including railway station at nearby Gobowen and the A5/ M54 motorway network.

Briefly comprising of entrance hall, lounge, kitchen/ dining room, utility/ cloakroom, two double bedrooms, bathroom and separate WC.

Having benefit of gas central heating, double glazing, driveway with ample off road parking and good sized enclosed rear garden.

Viewings essential.

Property details

LOCATION

ENTRANCE HALL
Covered entrance and door leads into the entrance hall, staircase leads to the first floor landing. Radiator, door leading off,

LOUNGE
With bow window to the front aspect, feature fireplace with surround and hearth housing gas fire. Coved ceiling. Radiator.

KITCHEN/ DINING ROOM
Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units. Space for freestanding oven with extractor hood over, further space for freestanding fridge/ freezer. Partially tiled walls and range of matching wall mounted units.
DINING AREA- with window to the rear aspect, space for dining table, under stairs storage cupboard and door leading into,

INNER HALLWAY
With window to the rear aspect, door leading out to the Rear Garden. Sliding door leads into

UTILITY/ CLOAKROOM
With plumbing and space for washing machine and tumble dryer with work surface over. WC, window to the rear aspect.

FIRST FLOOR LANDING
Stairs lead from the entrance hall to the first floor landing . Window to the side aspect. Radiator, access to roof space. Doors leading off,

BEDROOM 1
With window to the front aspect. Fitted wardrobe cupboard. Radiator.

BEDROOM 2
With window to the rear aspect. Fitted wardrobes, housing gas fired boiler. Radiator.

BATHROOM
With window to the rear aspect. Suite comprising of panelled bath with shower head over and wash hand basin

TOILET

OUTSIDE
To the front of the property there is a good sized driveway providing off road parking. Area laid with lawn and bordered by flower borders. Enclosed with brick wall. Pathway leads to the Rear Garden
With Paved patio area and pathway leading down the garden. Area laid with lawn, flower borders and enclosed with fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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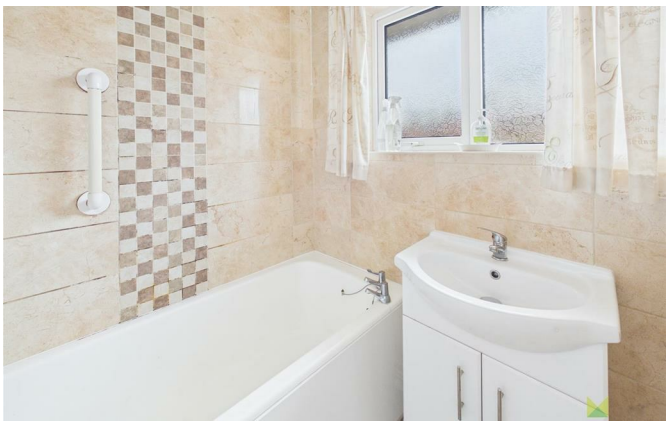

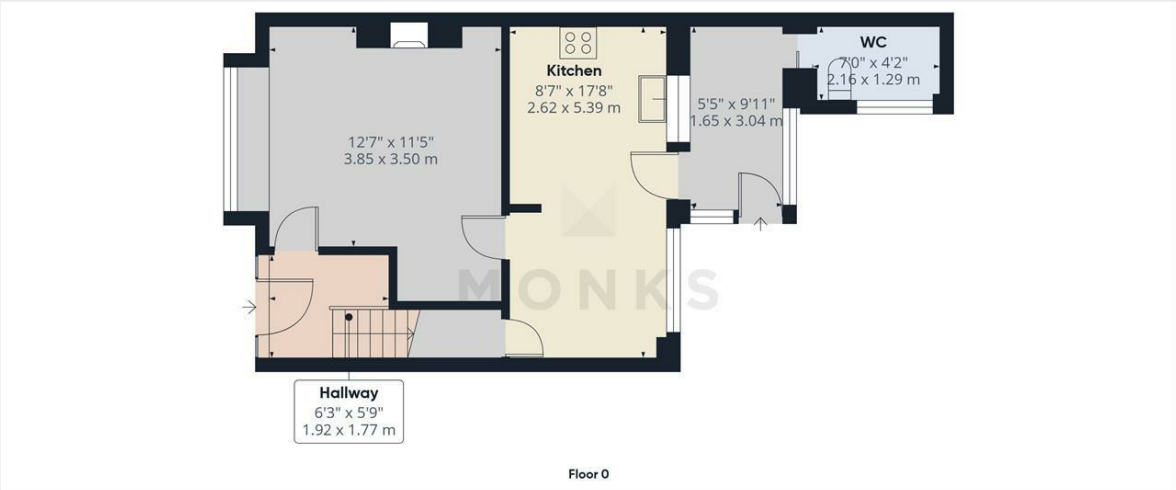

MONKS

Approximate total area(1)

818 ft²

75.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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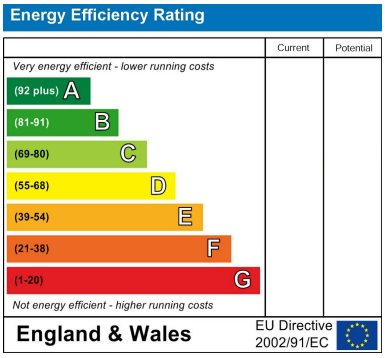

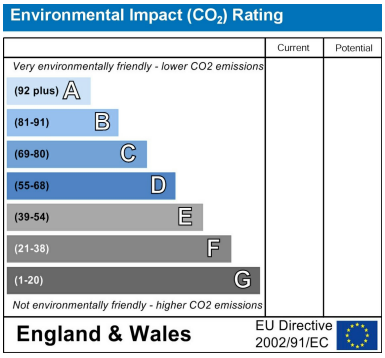

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Oswestry office

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Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.