

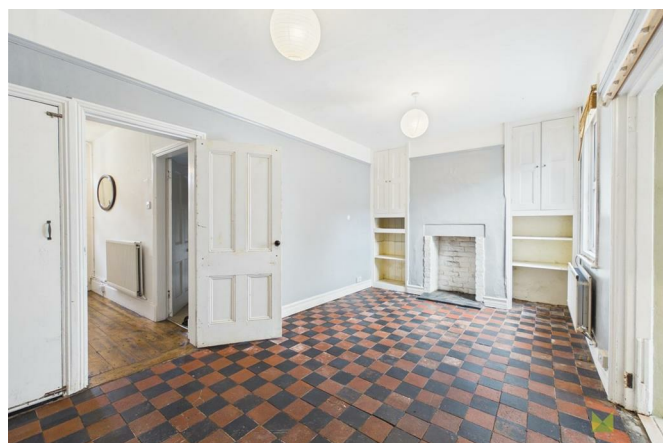
# 3 Oak Street Oswestry SY11 1LJ



2 Bedroom House - Terraced  
Offers In The Region Of £165,000

## The features

- NO ONWARD CHAIN
- CLOSE TO MARKET TOWN CENTRE
- DINING ROOM AND KITCHEN
- FITTED BATHROOM AND LOFT ROOM
- VIEWINGS ESSENTIAL
- PERFECT FOR FIRST TIME BUYERS
- LOUNGE WITH FEATURE FIREPLACE
- TWO GOOD SIZED BEDROOMS
- REAR COURTYARD AND OUTBUILDING
- ENERGY PERFORMANCE RATING



**\*\*\* SPACIOUS TWO BEDROOM MID TERRACED MEWS WITH NO ONWARD CHAIN\*\*\***

**An opportunity to purchase this charming two bedroom mid terraced mews with additional room in the loft which has potential to be a further room subject to relevant planning and consents. Perfect for first time buyers, and investors.**

**Occupying an enviable position within walking distance of the Market Town centre, having ease of access to a wealth of local amenities and transport links including A5/ M54 motorway network.**

**Briefly comprising of entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Further loft room and cellar.**

**Having benefit of gas central heating, enviable position close to amenities, front and rear courtyard garden.**

**Viewings essential.**

### **Property details**

#### **LOCATION**

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

#### **ENTRANCE HALL**

Entrance door leads into the Entrance Hall with wooden flooring. Radiator, stairs leading to the First Floor Landing. Doors leading off,

#### **LOUNGE**

With window to the front aspect. Feature fireplace with surround and hearth, alcove storage cupboards. Radiator.

#### **DINING ROOM**

With window to the rear aspect Feature fireplace with surround and hearth, alcove storage cupboards. Quarry tiled flooring, Radiator.

#### **KITCHEN**

Fitted with a range of base level units with work surface over, single drainer sink with mixer tap, space for freestanding cooker, and fridge/ freezer. Partially tiled walls, exposed ceiling beam, wall mounted boiler. Window to the rear and side aspect. Door leading out to the rear garden. Tiled flooring.

#### **FIRST FLOOR LANDING**

Stairs lead from the Entrance Hall to the First Floor Landing, wooden flooring. Radiator, window to the front aspect. Doors leading off.

#### **BEDROOM 1**

With window to the front aspect. picture railing. Radiator,

#### **BEDROOM 2**

With window to the rear aspect. Radiator,

#### **BATHROOM**

With window to the rear aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Radiator.

#### **LOFT ROOM**

Stairs lead from the First Floor Landing to the loft room with velux window. Doors opening to storage cupboard.

#### **OUTSIDE**

To the front of the property there is a pathway leading to

the entrance door, low level hedge and area laid with gravel.

To the rear garden there is a small courtyard garden, brick built outbuilding.

#### **GENERAL INFORMATION**

##### **TENURE**

We are advised the property is Freehold . We 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 E - 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](http://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**

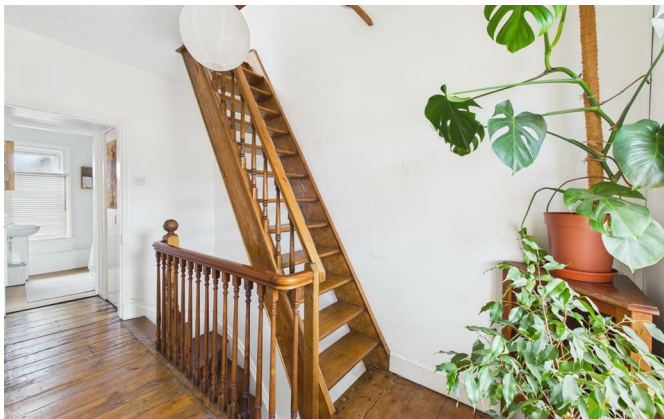
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### **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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2 Bedroom House - Terraced  
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## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01691 674567  
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Click. www.monks.co.uk

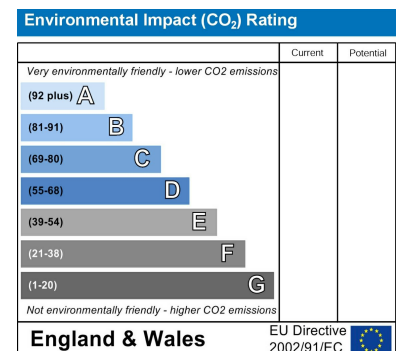
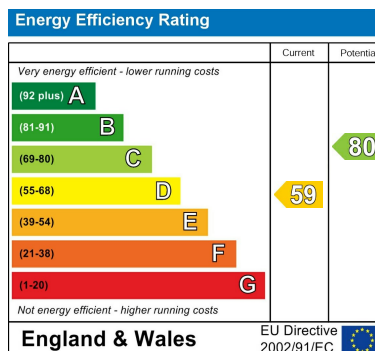
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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