

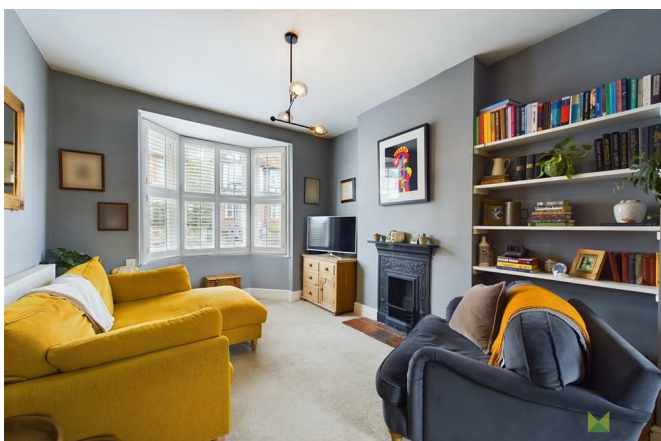
35 Roft Street Oswestry SY11 2EP



3 Bedroom House
Offers In The Region Of £280,000

The features

- STUNNING PERIOD TOWN HOUSE
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- EPC RATING E
- BEAUTIFULLY PRESENTED AND MUCH IMPROVED WITH ORIGINAL FEATURES
- 3 BEDROOMS AND WELL APPOINTED BATHROOM
- COURTYARD STYLE GARDEN FOR EASE OF MAINTENANCE
- VIEWING ESSENTIAL



*** FABULOUS 3 BEDROOM DETACHED TOWN HOUSE ***

This beautifully presented, period Town House truly must be viewed to be fully appreciated. Having been modernised whilst retaining many of its original features it is a perfect home for those looking for Town living.

Set a stone's throw from the Town amenities, schools and cafe/restaurant culture and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of period features including patterned tiled floor, high ceilings, cast iron grates and stripped wooden doors. Gas central heating, double glazing, driveway with parking and enclosed garden which has been laid for ease of maintenance.

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance recess with quarry tiled floor and wooden and glazed door opening to Reception Hall. Original patterned tiled floor, period style radiator.

LOUNGE

with walk in bay window to the front fitted with plantation style shutters. Chimney breast with cast iron grate and display shelving to one side, media point, radiator. Opening to

DINING ROOM

having double opening French doors leading to the garden. Chimney breast housing cast iron log burner with exposed brick insets and wooden mantel, oak boarded floor, period style radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with cream fronted wooden units incorporating glazed enamel one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden work surfaces over and space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Quarry tiled floor, windows to the side and double opening French doors to the garden. Radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space. Study area.

BEDROOM 1

A generous sized double room with window to the front fitted with plantation style shutter, exposed boarded floor, radiator.

BEDROOM 2

having window to the rear, period fireplace, radiator.

BEDROOM 3

having window to the rear aspect, radiator.

BATHROOM

A beautifully appointed room with period style suite comprising roll top, slipper style bath set onto clawed feet with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds and decorative wood panelling, period style heated towel rail/radiator, window to the side.

OUTSIDE

The property is approached over block driveway providing parking for two cars. Side pedestrian access leads around to the rear garden which has been laid

for ease of maintenance with raised flower beds, offering a good level of privacy and enclosed with wooden 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 C - 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

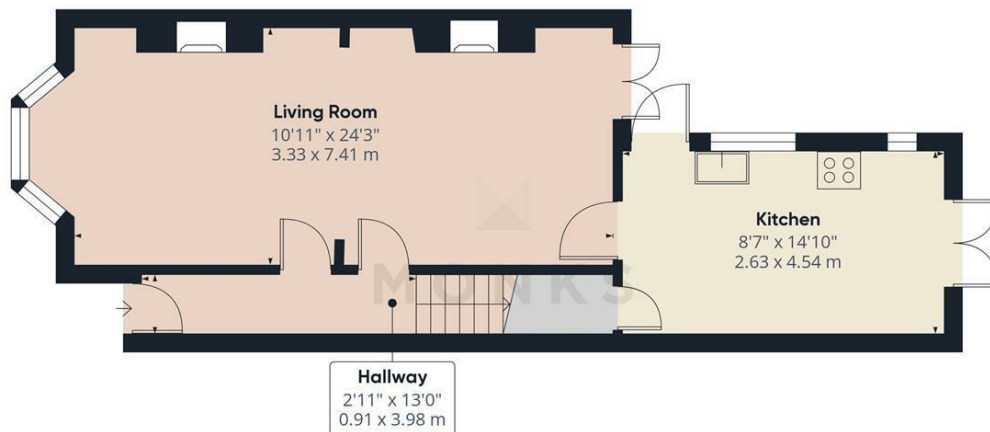
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

35 Roft Street, Oswestry, SY11 2EP.

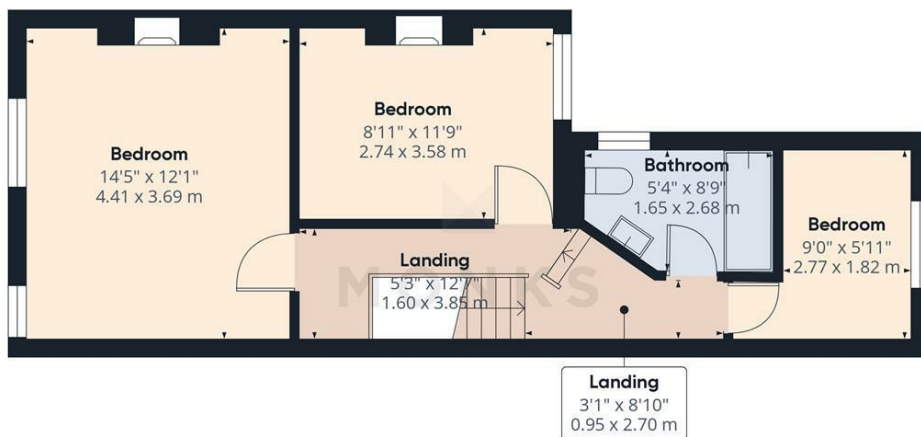
3 Bedroom House

Offers In The Region Of £280,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
919.13 ft²
85.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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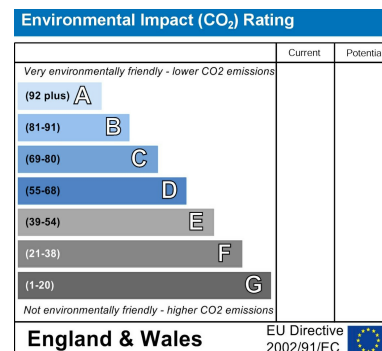
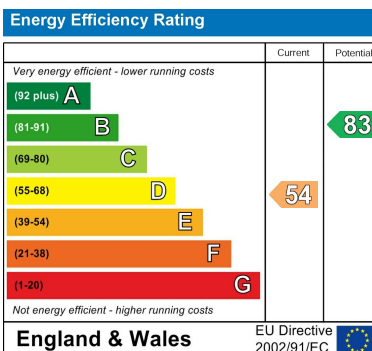
Oswestry office

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