40 Upper Church Street
Oswestry
SY11 2AE

MONKS

2 Bedroom House - Terraced
Offers In The Region Of £125,000

The features

- TWO BEDROOM MID TERRACED HOME
- LOUNGE/KITCHEN AND DINING ROOM
- CONVENIENT LOCATION
- VIEWINGS HIGHLY RECOMMENDED
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- TWO GOOD SIZED BEDROOMS
- ENCLOSED EASY MAINTENANCE GARDEN
- ENERGY PERFORMANCE RATING

***** PERFECT FOR FIRST TIME BUYERS/ INVESTORS *****

An opportunity to purchase this neatly presented two bedroom mid terraced property, perfect for first time buyers, or investors.

Occupying a convenient position, just a short stroll from the market town centre, having ease of access to a wealth of local amenities including shops, schools, public houses and leisure facilities.

Briefly comprising of lounge, kitchen, two bedrooms and bathroom.

Having benefit of gas central heating, double glazing, recently re rendered and enclosed rear courtyard garden.

Viewings essential.

Property details

PHOTOGRAPHY DISCLAIMER

The images shown are computer-generated imagery (CGI) created to provide a visual representation of the property, as the property is currently occupied by a tenant. Whilst every effort has been made to accurately reflect the property, the images are for illustrative purposes only and may not represent the property's exact current condition, contents or presentation.

LOCATION

Upper Church Street occupies a convenient position within the heart of Oswestry, a historic market town offering an excellent range of everyday amenities, independent shops, cafés, restaurants and leisure facilities, all within easy walking distance. The town centre is rich in character, with a wealth of historic architecture and attractive streetscapes, while Cae Glas Park provides a pleasant green space close by. Oswestry is well placed for access to the surrounding area, with excellent road links via the A5 and A483 providing convenient connections towards Shrewsbury, Wrexham, Chester and beyond. The nearby railway station at Gobowen also provides regular services to the wider rail network.

ENTRANCE

Door leads from the main road into,

LOUNGE

With window to the front aspect, feature fireplace. Radiator, TV and media point, door leading into,

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base unit, integrated oven/ grill with four ring hob and extractor hood over. Further range of matching wall mounted units. Window to the rear aspect, door leading out to the rear courtyard. Staircase leading to the First Floor Landing.

FIRST FLOOR LANDING

Doors leading off,

BEDROOM 1

With window to the front aspect. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator,

BATHROOM

With suite comprising of panelled bath with shower head over, WC and wash hand basin. Radiator.

OUTSIDE

The rear garden has been decoratively laid with decking, leading up to useful brick built storage shed.

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 main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band ? - 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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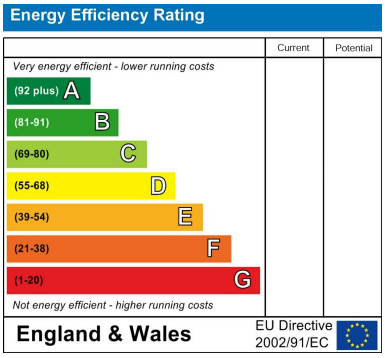

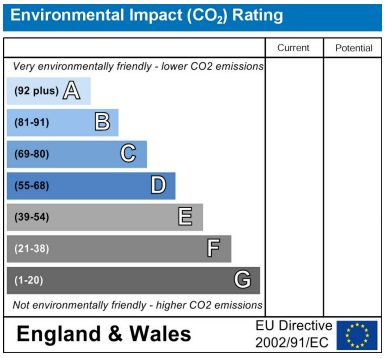

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We're available 7 days a week

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.