

# 35 Orchard Street Oswestry SY11 1QZ



**1 Bedroom House - Terraced**  
**Offers In The Region Of £75,000**

## The features

- PERFECT INVESTMENT OPPORTUNITY
- CLOSE TO TOWN AND ALL OF ITS AMMENITIES
- GOOD SIZED DOUBLE BEDROOM
- VIEWINGS ESSENTIAL
- ENERGY PERFORMANCE RATING C
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- LOUNGE AND KITCHEN
- BATHROOM AND REAR COURTYARD
- LOW COUNCIL TAX- BAND A
- PROPERTY SOLD AS SEEN



\*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*

An opportunity to purchase this one bedroom property perfect for investors offering scope for modernisation and improvement. This property was formerly used as a railway cottage serving the historic Cambrian Railway.

Occupying a convenient location close to the Market Town centre, and having ease of access to all of it's amenities and having ease of access to the A5/M54 motorway network.

Briefly comprising of Lounge, Kitchen, Good Sized Double Bedroom and Bathroom.

Having the benefit of gas central heating, convenient location, rear courtyard and offered for sale with no onward chain.

Viewings essential

## Property details

### LOCATION

The property occupies a convenient position on the edge of the popular market town of Oswestry. A pleasant stroll or short drive from all of the amenities of the Town Centre with its lively café culture. , There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. There is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the county town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### LOUNGE

Entrance door leading into the Lounge, with window to the front aspect. Radiator, door leading into,

### KITCHEN

Fitted with base level units with work surface over. Single drainer sink set into base level unit, space for appliances. Further range of wall mounted units, window to the rear aspect. Door leading into.

### INNER HALLWAY

With staircase leading to the First Floor Landing and door leading out to the Rear Courtyard. Radiator.

### FIRST FLOOR LANDING

Stairs lead from the Inner Hallway to the First Floor Landing, with access to loft space, storage cupboard. Radiator, door leading off,

### BEDROOM 1

Window to the front aspect. Radiator,

### BATHROOM

With window to the rear aspect and suite comprising of WC, wash hand basin and panelled bath with shower head over, partially tiled walls, door opening to storage cupboard.

### COURTYARD

Door leads out to the rear courtyard with shared access leading to the front of the property.

### 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 all main services are connected.

#### COUNCIL TAX BANDING

We are advised the council tax is band A, however 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

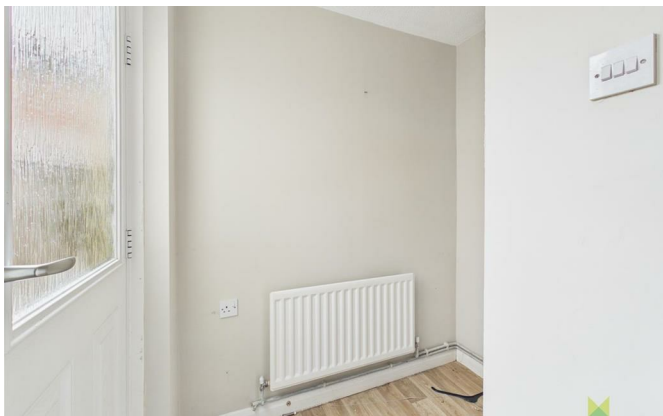
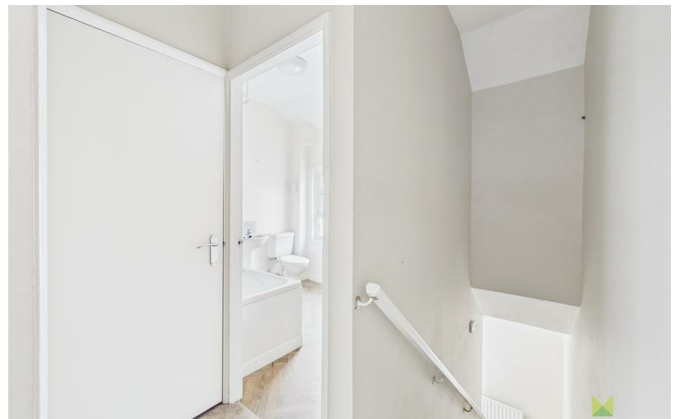
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

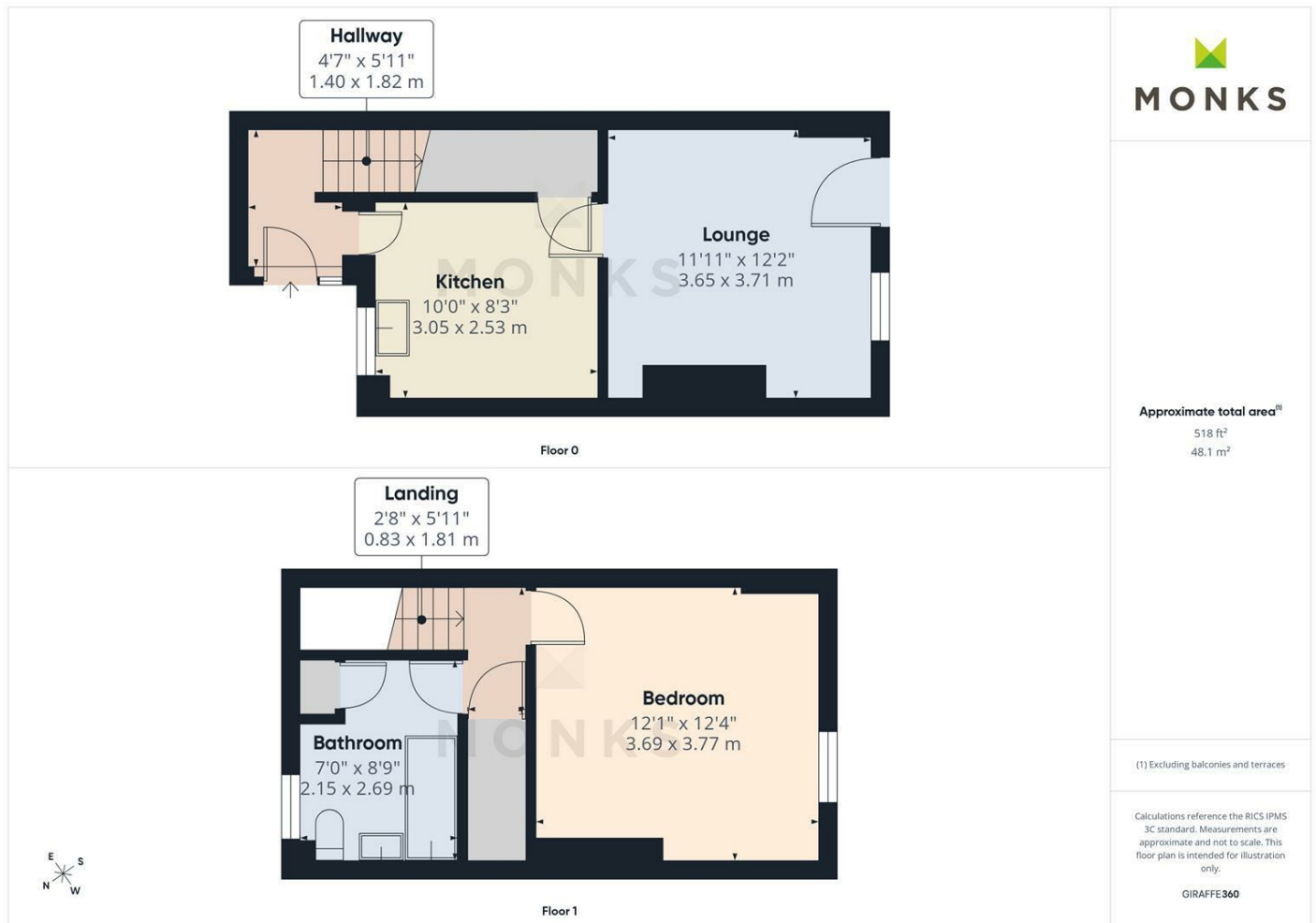
#### NEED TO CONTACT US

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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## Judy Bourne

Director at Monks

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## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

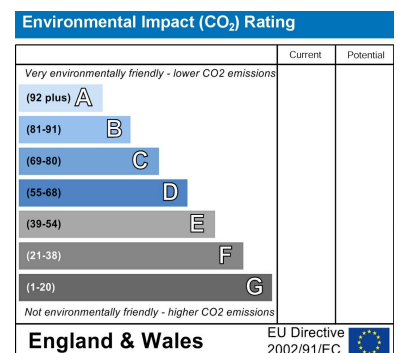
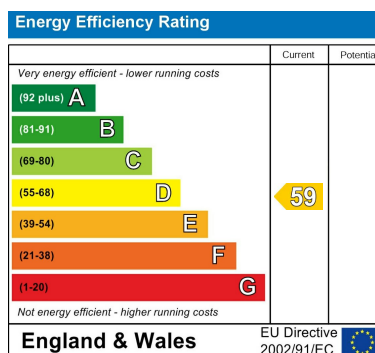
## Oswestry office

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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