

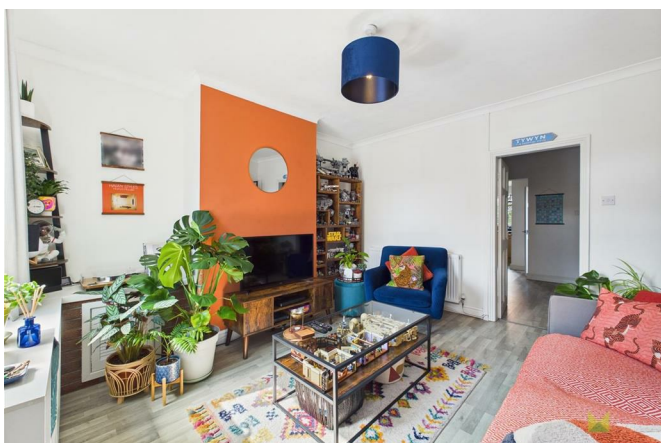
30 Albert Road Oswestry SY11 1NH



2 Bedroom House - Terraced
Offers In The Region Of £135,950

The features

- TWO BEDROOM MID TERRACED HOME
- LOUNGE, DINING ROOM, KITCHEN
- WELL APPOINTED BATHROOM
- ENERGY PERFORMANCE RATING 'C'
- CONVENIENT LOCATION CLOSE TO TOWN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL



***** CONVENIENT POSITION CLOSE TO AMENITIES *****

An opportunity to purchase this two double bedroom mid terraced home, perfect for first time buyers, or investors.

Occupying an enviable position within walking distance of the town centre, and ease of access to the A5/ M54 motorway network.

Briefly comprising of Lounge, Dining Room, Kitchen, Two Double Bedrooms and Bathroom.

Having benefit of gas central heating, double glazing and enclosed rear 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

Composite door leads into,

LOUNGE

With window to the front aspect, coved ceiling, laminate flooring. Radiator.

DINING ROOM

With staircase leading to the First Floor Landing, laminate flooring. Radiator. 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 level unit with mixer tap. Space for freestanding cooker, and space below work surface for washing machine. Partially tiled walls, further range of wall mounted units. Window to the rear aspect. laminate flooring, Door leading into,

INNER HALLWAY

With tiled flooring, partially glazed door leading out to the Rear Garden. Further door leading into,

BATHROOM

Suite comprising of panelled bath with shower head over, WC and wash hand basin. Tiled walls, window to the rear aspect. Tiled flooring, heated towel rail.

FIRST FLOOR LANDING

From the Dining Room stairs lead to the First Floor Landing, doors leading off,

BEDROOM 1

Double bedroom with window to the front aspect, fitted wardrobe

BEDROOM 2

OUTSIDE

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 all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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

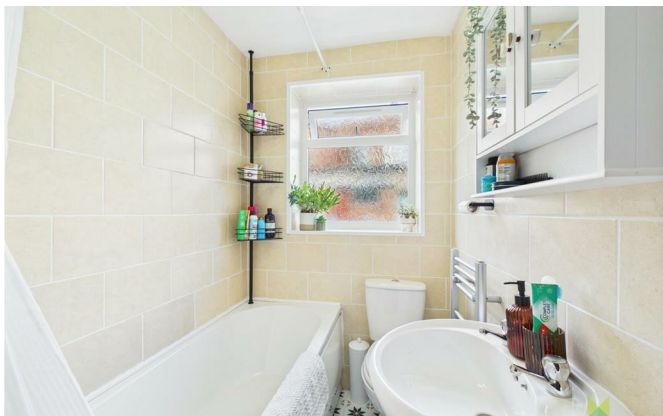
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

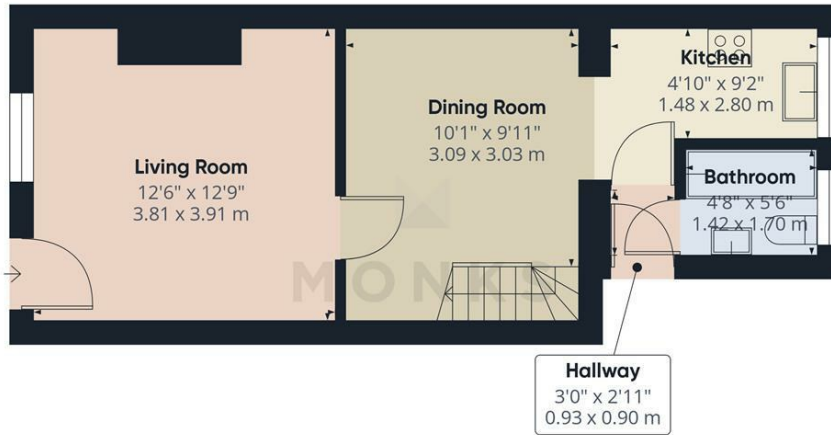
NEED TO CONTACT US

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.

30 Albert Road, Oswestry, SY11 1NH.

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Floor 0



Floor 1



Approximate total area^m
619 ft²
57.4 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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Get in touch

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Click. www.monks.co.uk

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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, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.
- 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.