

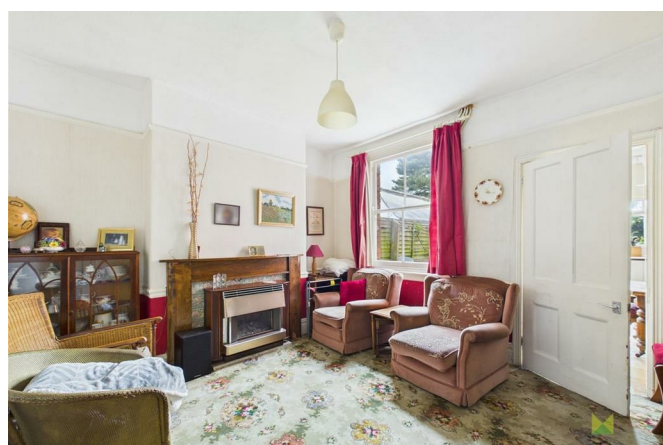
64 Roft Street Oswestry SY11 2EP



3 Bedroom House - Terraced
Guide Price £90,000

The features

- MODERN METHOD OF AUCTION/CASH BUYERS ONLY
- SOUGHT AFTER LOCATION CLOSE TO TOWN AND AMMENITIES WITH OFF ROAD PARKING
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- VIEWING ESSENTIAL ESSENTIAL
- THREE BEDROOM PERIOD HOME
- RECEPTION HALLWAY, LOUNGE AND DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- ENERGY PERFORMANCE RATING AWAITED



*** SPACIOUS 3 BEDROOM TOWN HOUSE FOR SALE BY THE MODERN METHOD OF AUCTION ***

Period Town House must be viewed to see the potential the home has to offer, retaining many of its original features it is a perfect home for those looking for Town centre living.

Set a stone's throw from 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 off road parking, high ceilings and being in a sought after location of Oswestry. Gas central heating, driveway with parking and enclosed garden.

Viewing essential.

Property details

LOCATION

This charming period property enjoys a prime position in the heart of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

MODERN METHOD OF AUCTION

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

RECEPTION HALL

Covered door with timber door leading into the Reception Hall. Staircase leading to the First Floor Landing, dado railing and coved ceiling. Radiator, doors leading off,

LOUNGE

With bay window to the front aspect, chimney recess housing feature fireplace with surround and hearth. Dado railing, coved ceiling. Radiator.

DINING ROOM

With window to the rear aspect, feature fireplace, coving and dado railing, door leading into,

KITCHEN/BREAKFAST ROOM

With window to the front and side aspect, door leading out to the Rear Garden. The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, space for freestanding cooker with extractor hood over. Space for washing machine below worksurface and further space for freestanding

fridge/ freezer. Partially tiled walls, further range of matching wall mounted units. Parquet flooring, door opening to understairs storage cupboard. Space for breakfast seating. Radiator.

FIRST FLOOR LANDING

Staircase leads from the Reception Hall to the First Floor Landing. Access to loft space, door leading off,

BEDROOM 1

With window to the front aspect, range of fitted furniture comprising of wardrobes and dressing table. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

BATHROOM

Suite comprising of panelled bath with shower head over, WC and wash hand basin. Partially tiled walls, window to the side aspect. Radiator, vinyl flooring.

OUTSIDE

To the front of the property there is a paved driveway providing off road parking, established hedges and shrubs. To the rear of the property there is a good sized garden with brick built storage shed, area laid with lawn, flower borders and enclosed with fencing.

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 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.

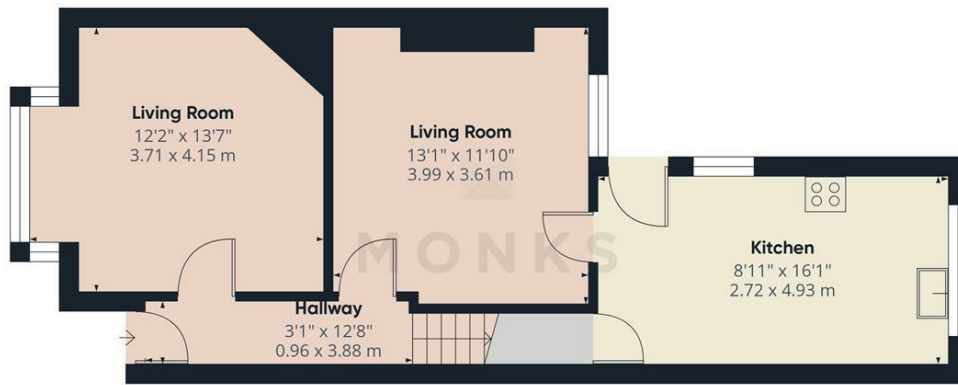
NEED TO CONTACT US

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.

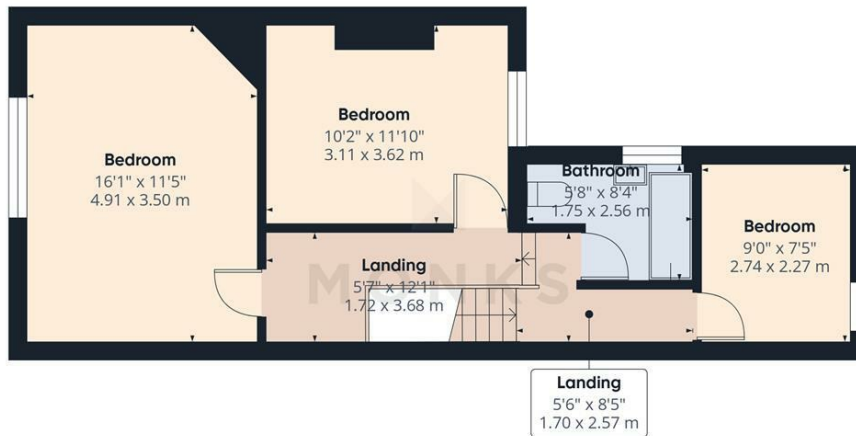
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Floor 0



Floor 1



Approximate total area⁽¹⁾
986 ft²
91.6 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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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	85

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	

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.

- 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.