

# 104 College Road Oswestry SY11 2SB



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £165,000**

## The features

- THREE BEDROOM MID TERRACED HOME
- SPACIOUS LOUNGE AND KITCHEN
- IDEALLY PLACED FOR ALL AMMENITIES
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- ENERGY PERFORMANCE RATING "D"
- PERFECT FOR INVESTORS AND FIRST TIME BUYERS
- WELL APPOINTED BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



### **\*\*\*THREE BEDROOM MID TERRACE- NO ONWARD CHAIN\*\*\***

**An opportunity to purchase this mature three bedroom mid terraced home, perfect for investors, first time buyers, or those looking for extra space.**

**Occupying an enviable position in this much sought after location, a short stroll from excellent local amenities and for commuters ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge/Dining room, Kitchen with Utility Store, 3 Bedrooms and Bathroom.**

**The property has the benefit of gas central heating, double glazing, driveway with parking and good sized rear garden.**

### **Viewing recommended**

### **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.

#### **RECEPTION HALL**

Covered entrance with door leading into the Entrance Hallway with window to the front aspect. Staircase leading to the First Floor Landing and further door leading into,

#### **LOUNGE**

Dual aspect room with window to the front and sliding doors to the rear, chimney recess, gas fire with surround and hearth. Radiator. door leading into,

#### **KITCHEN**

Fitted with a range of base level units comprises of cupboards and drawers with worksurface over, one and a half bowl drainer sink set into base level unit. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Partially tiled walls, further range of wall mounted units. Space below worksurface for washing machine and tumble dryer. Further space for freestanding fridge/freezer, partially glazed door to the front and rear aspect. Tiled flooring, radiator and understairs storage cupboard.

#### **FIRST FLOOR LANDING**

Stairs lead from the Entrance Hallway to the First Floor Landing with access to the loft space. Doors leading off,

#### **BEDROOM 1**

With fitted wardrobe space and over stairs cupboard, window to the front aspect. Radiator.

#### **BEDROOM 2**

With window to the front aspect. Radiator,

#### **BEDROOM 3**

With window to the rear aspect. Radiator.

#### **BATHROOM**

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

#### **OUTSIDE**

The property is approached over gravelled driveway with ample parking. Garden area laid to lawn with shrub beds and enclosed with fencing and hedging. Side pedestrian access to the enclosed Rear Garden which is of a good sized mainly laid to lawn and enclosed with hedging and fencing. Wooden summer house.

#### **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 - 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](https://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.

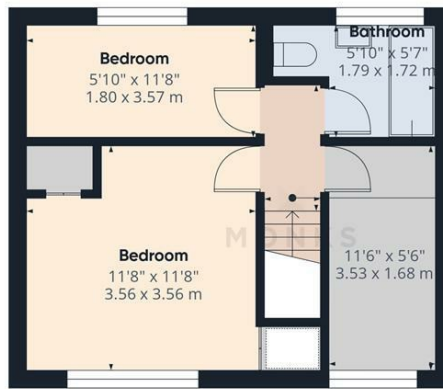
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
824 ft<sup>2</sup>  
76.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

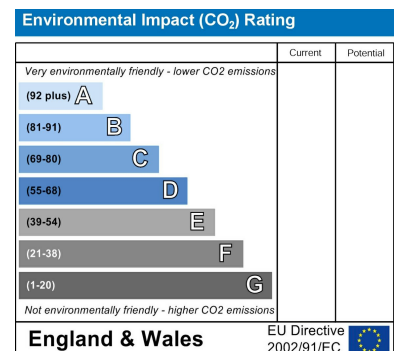
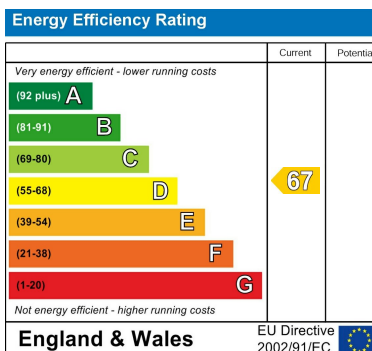
## Oswestry office

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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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