

# 2 Morda Bank Cottages Morda Oswestry SY10 9PH



2 Bedroom House - Mid Terrace  
Offers In The Region Of £115,000

## The features

- TWO BEDROOM MID TERRACED HOME
- CONVENIENT POSITION CLOSE TO AMENITIES
- TWO BEDROOMS AND BATHROOM
- AMPLE ON ROAD PARKING AVAILABLE
- FIBRE BROADBAND CONNECTION
- PERFECT FOR FIRST TIME BUYERS, OR INVESTORS
- LOUNGE AND KITCHEN
- REAR COURTYARD WITH STORAGE SHED
- ENERGY PERFORMANCE RATING 'E'
- VIEWINGS ESSENTIAL



## \*\*\*TWO BEDROOM MID TERRACED HOME\*\*\*

**An opportunity to purchase this two bedroom mid terraced home perfect for first time buyers, investors, or those looking to downsize.**

**Occupying an enviable position within walking distance of Market Town centre and having ease of access to local transport links including bus route, railway station and the A5/ M54 motorway network.**

**Briefly comprising of Lounge, Kitchen, Shower Room and Two Bedrooms.**

**Having benefit of gas central heating, partial double glazing and low council tax banding.**

**Viewings essential**

### Property details

#### LOCATION

The property occupies an enviable position on the edge of the village of Morda, ideally placed for commuters with ease of access to the A5/M54 motorway network. Morda has excellent local facilities including primary school, church, general store, public house and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find a host of national and independent stores and eateries.

#### ENTRANCE

Steps lead up and door opens into,

#### LOUNGE

With window to the front aspect, feature fire surround and hearth and back boiler. Radiator, door leading into,

#### KITCHEN

Fitted with a range of base level units with work surface over. Drainer sink set into base level units, space for freestanding cooker and washing machine which can be included if required. Further range of wall mounted units providing further storage, space for fridge freezer (again, this can be included if needed) and storage space below staircase. Door to the rear aspect leading to the Rear Courtyard, staircase leading to the First Floor Landing and door leading off,

#### SHOWER ROOM

With window to the rear aspect and suite comprising of shower cubicle, WC and wash hand basin. Radiator.

#### FIRST FLOOR LANDING

Stairs lead from the Kitchen to the First Floor Landing, doors leading off,

#### BEDROOM 1

double bedroom with window to the front aspect. fitted airing cupboard. Radiator.

#### BEDROOM 2/HOME OFFICE

With window to the rear aspect, Radiator.

#### OUTSIDE

Door leads from the Kitchen to the Rear Courtyard with covered area and 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 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](http://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.

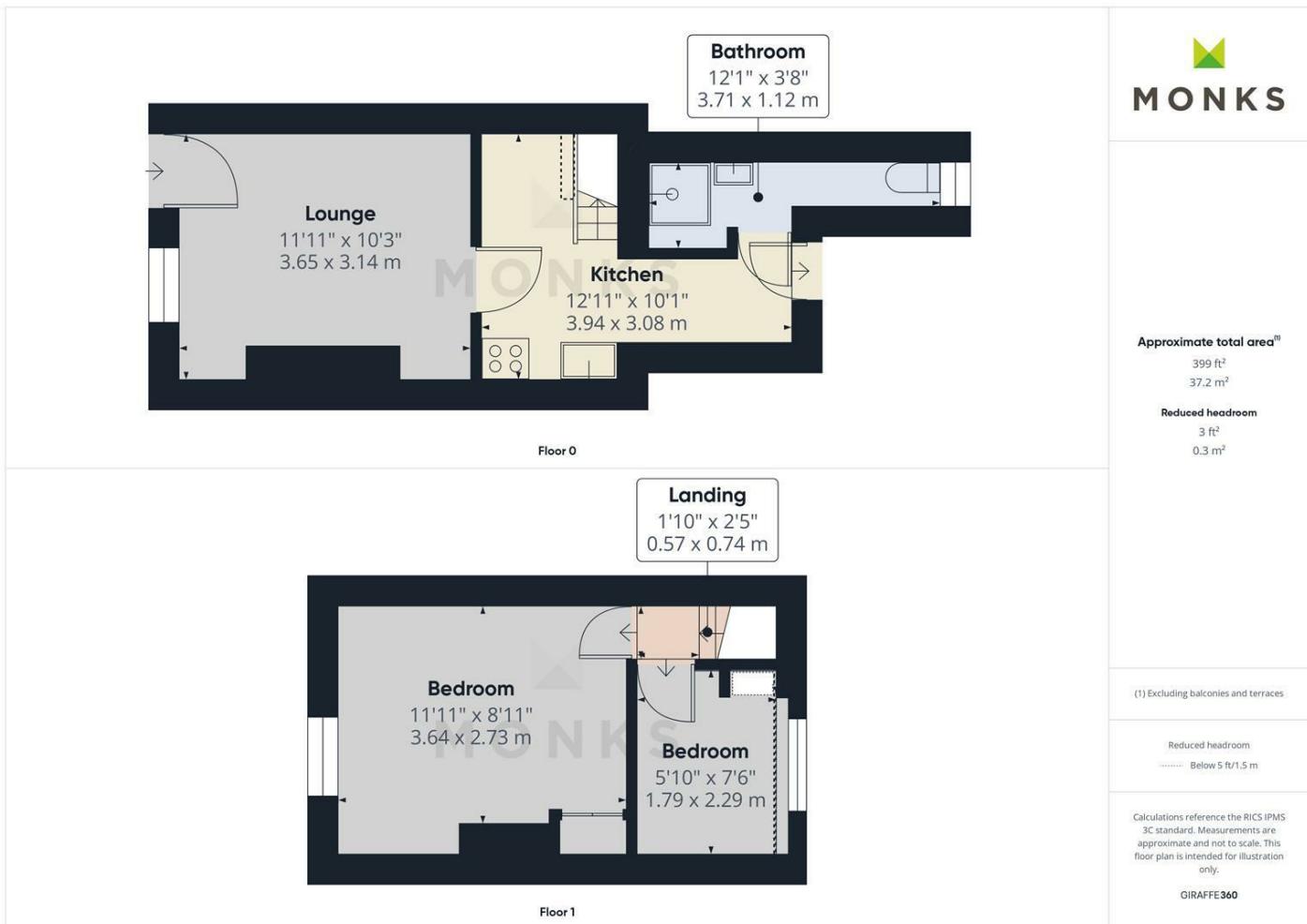
#### NEED TO CONTACT US

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.

## 2 Morda Bank Cottages , Morda, Oswestry, SY10 9PH.

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## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk  
**Click.** [www.monks.co.uk](http://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**

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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.
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