

64 Upper Church Street, Oswestry, Shropshire, SY11 2AF

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £155,000**

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and particularly well proportioned, period three double bedroom, bay fronted mid-terrace house with attractive generous sized part walled rear enclosed gardens. The property is within striking distance of the Oswestry town centre and is well placed to the A5 with links to Shrewsbury, Wrexham, Chester and beyond. Viewing is recommended.

#### Accommodation

Hallway, bay fronted lounge, separate dining room, kitchen with walk-in pantry, lean-to, cellar, first floor landing, three double bedrooms, bathroom, front and part walled rear enclosed gardens, gas fired central heating. Viewing is recommended.

Part glazed wooden entrance door gives access to:

#### Hallway

Having radiator, dado rail. Door from hallway gives access to:

#### Bay Fronted Lounge

13'10" x 11'10" max

Having walk in bay window with glazed sash windows to front, fireplace, coving to ceiling, picture rail, radiator.

From hallway door gives access to:

#### Dining Room

12'4" x 11'7"

Having glazed sash window, radiator, picture rail, fireplace.

Door way from hallway gives access to:

#### Kitchen

9'11" max x 7'10"

Having base units, fitted worktop with inset stainless steel sink, walk in pantry housing gas fired central heating boiler, tiled floor, space for appliances, radiator, glazed window, part glazed door from kitchen gives access to:

#### Lean To

8'10" x 7'10"

Having polycarbonate roof, upvc double glazed window, upvc double glazed door giving access to rear gardens.

Door from hallway brick steps lead down to:

#### Cellar

11'5" x 5'6"

From hallway stairs rise to:

#### First Floor Landing

Having exposed wooden flooring. Doors then give access to all bedrooms and bathroom.

#### Bedroom One

21'1" x 11'9"

Having glazed sash window to rear, radiator, exposed wooden flooring.

#### Bedroom Two

10'5" excluding recess x 10'3"

Having glazed sash window to front, radiator.

#### Bedroom Three

15'0" x 7'11"

Having glazed sash window to rear, radiator, airing cupboard with hot water tank cylinder unit.

#### Pleasant Cottage-Style Garden

Having brick paved patio, mature shrubs, plants and bushes. At the top of the garden there is a stoned area. The rear gardens are enclosed by brick walling and fencing.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### Bathroom

Having a white suite comprising: panel bath, low flush wc, wash hand basin, bay sash window to front, loft access.

#### Outside

To the front of the property there is a stoned frontage with mature shrubs and hedging, a shared paved pathway with next door, giving access to the property's front entrance door. To the rear of the property there is a:

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

#### Directions

On entering Oswestry at the Mile End roundabout continue to the mini roundabout with Morrisons on

the LEFT hand side. Continue straight over the mini roundabout onto the Shrewsbury Road. Continue over the railway bridge and fork LEFT at Lidl, and continue to the traffic lights and turn LEFT onto Upper Church Street.

Continue for a short distance past the Golden Lion public house and the property can be found a short distance on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

