

# BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

22 Rofit Street, Oswestry, Shropshire, SY11 2ET

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🏠 2 Bedrooms

🚿 1 Bathroom

## 22 Roft Street, Oswestry, Shropshire, SY11 2ET



### Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A two bedroom terraced house situated in this central position within the town of Oswestry. The property is within easy walking distance of all local amenities and includes gas fired central heating, uPVC double glazing and a rear yard. It would make an ideal first time buy, downsize or investment property and is offered for sale with no onward chain. There is potential for buyers to further improve and personalise the property in line with their requirements. Early inspection is highly recommended.

**Location:** The property is situated near the centre of the bustling market town of Oswestry. The town has a host of high street chains and independent shops together with a large indoor and street market. Easy access onto the A5/A483 provides easy access to the towns of Shrewsbury, Wrexham, the city of Chester and the motorway network beyond. The town has an excellent bus service whilst the nearby train station at Gobowen provides trains to Birmingham and Manchester.

### Accommodation

An access gate at the side of the terrace leads out to a shared pathway running around to the rear where a part glazed uPVC door leads from the rear yard into:

**Kitchen:** 12' 0" x 8' 0" (3.67m x 2.44m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood over, space/plumbing for washing machine and space for fridge freezer. Stairs to first floor landing and door to:

**Living Room:** 12' 1" x 12' 1" (3.69m x 3.69m) max Feature fireplace, radiator and telephone point.

**Stairs to first floor landing:** Central heating/hot water control, access to loft space and doors off to:

**Bedroom 1:** 12' 1" x 7' 6" (3.68m x 2.28m) Radiator and freestanding wardrobe.

**Bedroom 2:** 8' 10" x 7' 11" (2.69m x 2.41m) Cupboard housing 'Worcester' gas fired boiler, radiator and freestanding wardrobe.

**Bathroom:** 7' 9" x 4' 11" (2.36m x 1.49m) max  
Panel bath with electric shower over, pedestal  
wash hand basin and low level flush w.c.  
Radiator and extractor fan.

**Outside:** At the rear of the property is a small  
paved yard with shared access path leading to  
the front of the property onto Roft Street.

**EPC Rating:** EPC Rating - Band 'C' (69).

**Council Tax Band:** Council Tax Band - 'A'.

**Local Authority:** Shropshire County Council.

**Tenure:** We are informed that the property is  
freehold subject to vacant possession on  
completion.

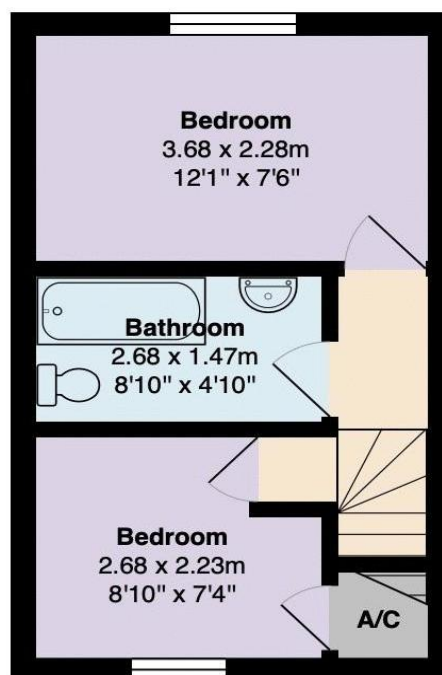
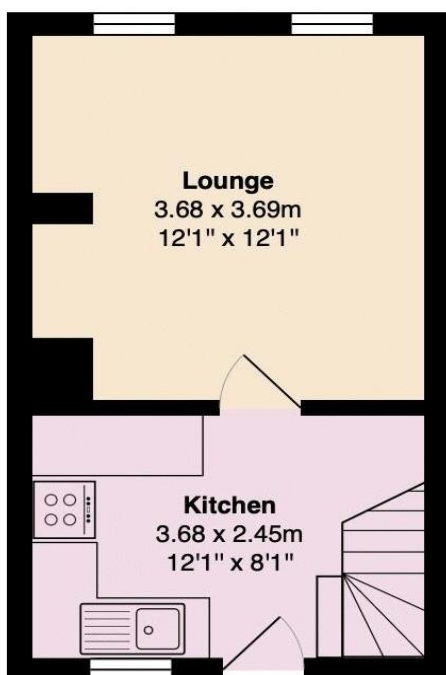
**Services:** We are informed that the property  
has mains water, gas, electricity and drainage  
connections.

**Directions:** From Oswestry town centre  
proceed down Salop Road and turn right at the  
crossroads (by the Holy Trinity Church) onto Roft  
Street. Continue and the property will be found  
on the right hand side.





22, Roff Street, Oswestry, SY11 2ET



Total Area: 46.4 m<sup>2</sup> ... 499 ft<sup>2</sup>

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.