

BOWEN

PROPERTY SINCE 1862



Monthly Rental of £725

32 Ascot Road, Oswestry, Shropshire SY11 2RE

🏠 2 Bedrooms

🚿 1 Bathroom

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Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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General Remarks

Two Bedroom mid terraced House
Gas Central Heating & Double Glazing
Enclosed Garden & Off-road parking
EPC Rating 72|C Council Tax Band 'A'
Holding deposit of £167
Deposit of £836

Accommodation

Entrance Hall: Laminate floor.

WC: 6' 1" x 3' 0" (1.849m x 0.921m) Laminate floor, WC, corner basin, radiator, obscured window to front and fuse board.

Living Room: 15' 7" x 10' 5" (4.743m x 3.166m) Carpet, radiator, storage cupboard and French doors to the garden.

Kitchen: 8' 1" x 7' 11" (2.457m x 2.417m) Measured to include matching fitted units with laminate work surfaces and wall mounted storage cupboards. Stainless steel single drainer sink unit with mixer tap, electric oven and gas hob together with stainless steel chimney extractor above. Space with plumbing for washing machine and fridge/freezer. Wall mounted Worcester gas fired boiler. Tiled floor and window to the front.

Stairs and Landing: Carpeted.

Bedroom 1: 13' 8" x 9' 9" (4.173m x 2.975m) Carpeted room with two built in Wardrobes, window to the front and radiator.

Bedroom 2: 8' 9" x 5' 11" (2.670m x 1.806m) Carpeted room with a built-in wardrobe, window to the rear and radiator.

Bathroom: White suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled

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.

WC. Obscured window to the rear, radiator and vinyl flooring.

Externally: The rear garden is enclosed with a lawn, garden shed and patio area.

Parking: The property benefits from off road parking.

EPC Rating 72|C Council Tax Band 'A':

Holding deposit of £167:

Deposit of £836:

Tenure: We are informed the property is freehold

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.



An aerial photograph of a vast, rolling landscape under a soft, golden sky. The terrain is a patchwork of green fields, brown hedgerows, and distant hills. In the foreground, there's a dense area of dark, scrubby vegetation. The overall mood is serene and timeless, suggesting a long history of land ownership.

A property business
steeped in heritage
with a forward
thinking outlook.

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