

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £100,000 to £120,000

White Gables, 8 Cabin Lane, Oswestry SY11 2LY

🏠 4 Bedrooms

🚿 1 Bathroom

White Gables, 8 Cabin Lane, Oswestry SY11 2LY



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General Remarks

Guide price £100,000 to £120,000. For sale by public auction on the 5th December 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. A generously sized four bedroom detached house set in a private plot in need of a scheme of total renovation yet with the potential to create an excellent family home. The property retains a host of original features and is set within an established residential area but is within easy walking distance of the centre of the popular market town of Oswestry

Location: Situated within a popular residential area, the property itself is within close proximity to a local shop/post office and is also within easy walking distance of the centre of the historic market town of Oswestry which has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides services links to Manchester and Birmingham whilst the town has an excellent bus service.

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.

Accommodation

Constructed of partly rendered brick under a pitched tiled roof the property is approached over a tarmac driveway Entrance with Porch and uPVC door into:

Hallway: Radiator, stairs to first floor, storage cupboard and doors off to:

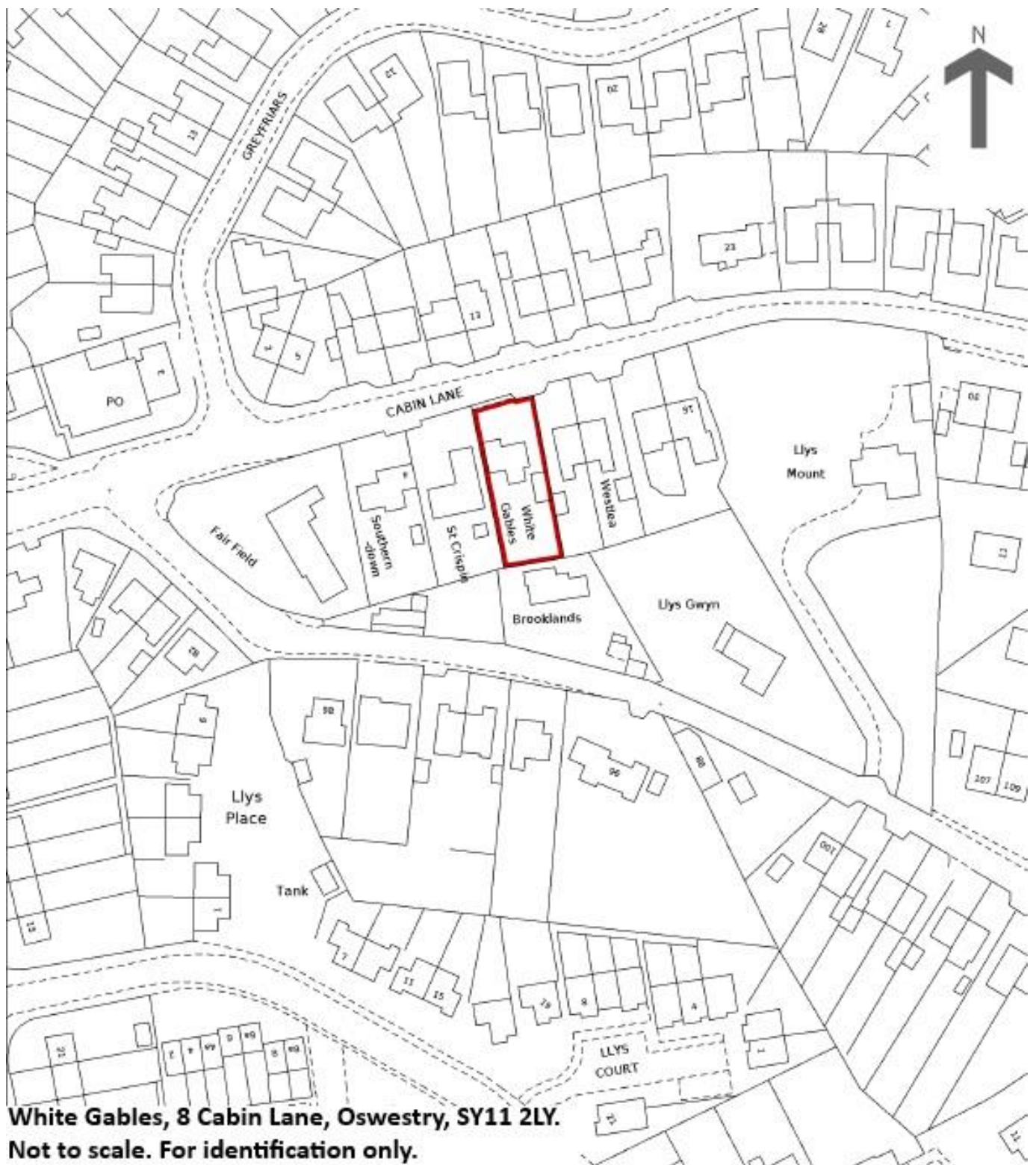
Lounge: 19' 0" x 11' 8" (5.79m x 3.56m) Open fire with stone surround and wood block flooring. Radiator and sliding uPVC patio doors leading to rear garden.

Dining Room: 16' 2" x 10' 5" (4.93m x 3.17m) Radiator.

Cloakroom: With low level flush wc and wash hand basin. Archway off Dining Room into:

Kitchen: 10' 10" x 10' 0" (3.31m x 3.06m) Fully tiled kitchen with matching base units and eye level wall cupboards with worktop over and tiled surround. Integrated electric oven and grill, 4 ring electric hob. Tiled floor, Worcester gas fired boiler, radiator, door leading to outside. Stairs to first floor landing with doors into:





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Not to scale. For identification only.

Bedroom One: 13' 10" x 10' 8" (4.21m x 3.24m max) Radiator.

Bedroom Two: 11' 9" x 10' 8" (3.58m x 3.25m) Radiator.

Bedroom Three: 11' 8" x 8' 0" (3.55m x 2.43m) Radiator.

Bedroom Four: 10' 10" x 9' 10" (3.3m x 3.0m) Radiator.

Bathroom: 10' 5" x 4' 11" (3.17m x 1.5m)
Bathroom suite comprising panel bath, low level flush wc, shower cubicle, wash hand basin with vanity cupboard below and radiator.

Gardens: The property stands in a large private plot with extensive gardens to the front and rear. A tarmac driveway provides ample off road parking and access to a:

Garage: 14' 9" x 8' 2" (4.5m x 2.5m)

EPC Rating: EPC Rating Band E (53)

Council Tax Band 'D':

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, Tel: 0345 6789000.

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

Directions: From Oswestry town centre proceed south along Salop Road and turn left at the crossroads onto Middleton Road. Continue straight ahead over the first mini roundabout and past the Co-op on the left, the property will be found on your right signed by the agents' board.

Solicitor: Crampton Pym and Lewis. The Poplars, 47 Willow Street, Oswestry. SY11 1PR. Tel: 01691 653301

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% including VAT of the sale price achieved, subject to a minimum fee of £3000 inc. VAT. This is payable on exchange of contracts and for further details on fees payable please consult the legal pack.

Additional Notes: The property appears to have suffered from some form of structural movement. No surveys have been carried out and prospective purchasers should make their own investigations.

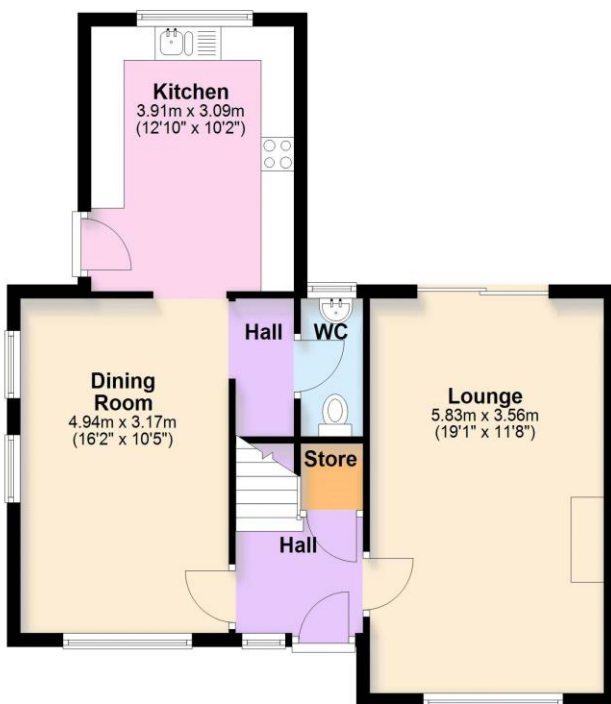
Method of Sale: The property will be offered for sale by public auction at Lion Quays Hotel, Moreton, Oswestry on 5th December 2024, commencing at 2.00pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

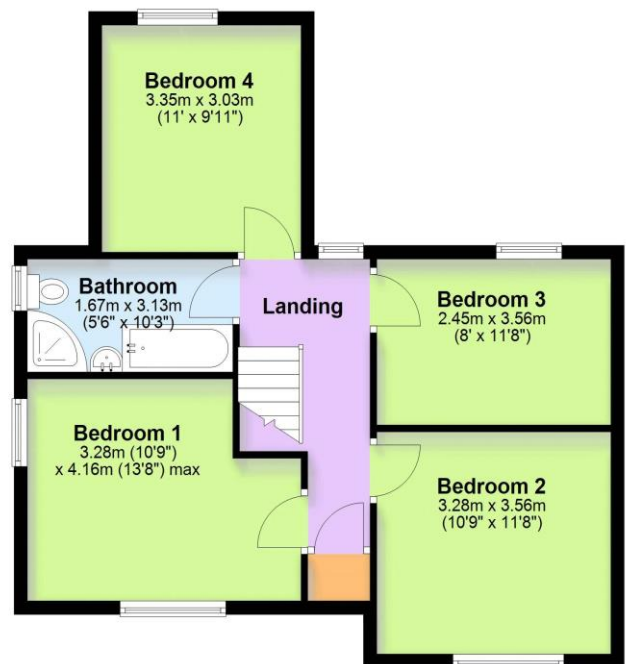
Ground Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

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