

# Town & Country

Estate & Letting Agents



**1 Shelf Bank Cottages, Oswestry, SY11 2DA**

**£700**

A WELL MAINTAINED TWO BEDROOM END TERRACE LOCATED IN OSWESTRY. A holding fee of £100 per person over the age of 18 will be required to secure the property, ( this is deductible from the first months rent.) All deposits are held within the Deposit Protection Service (Custodial). All rentals require one months rent in advance and one months rent as a damage deposit.

## Hallway



with window to the side, tiled flooring, door to the front, school style radiator and stairs leading off to the first floor.

## Lounge



with window to the front, oak flooring, log burner stove with beam over, wall lights, coved ceiling and radiator.

## Dining Room



with oak flooring, cast iron fireplace, window to the side, storage cupboard off, understairs cupboard and radiator.

## Kitchen



with base and wall units in Oak, Leisure cooker, part tiled walls, stainless steel sink and drainer unit with mixer tap over, quarry tiled flooring, space for washing machine, part glazed door to the rear and window to the side.

## Additional Photograph



## Landing

with loft hatch access and doors to all bedrooms and bathroom

## Bedroom One



With window to the front and radiator

## Bedroom Two



with window to the rear and radiator.

## Bathroom



With of a three piece suite in white comprising of panelled bath with mains shower over with two shower heads, wash hand basin and w/c, tiled flooring, fully tiled walls, window to the side and school style radiator.

## Front Garden

with gate access and pathway leading up to the front door.

## Rear Garden



With paved yard with outside storage, ates side access leading to grassed and decked area.

## Additional Photograph



## Additional Photograph



## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Services

The agents have not tested the appliances listed in the particulars.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

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## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching

service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

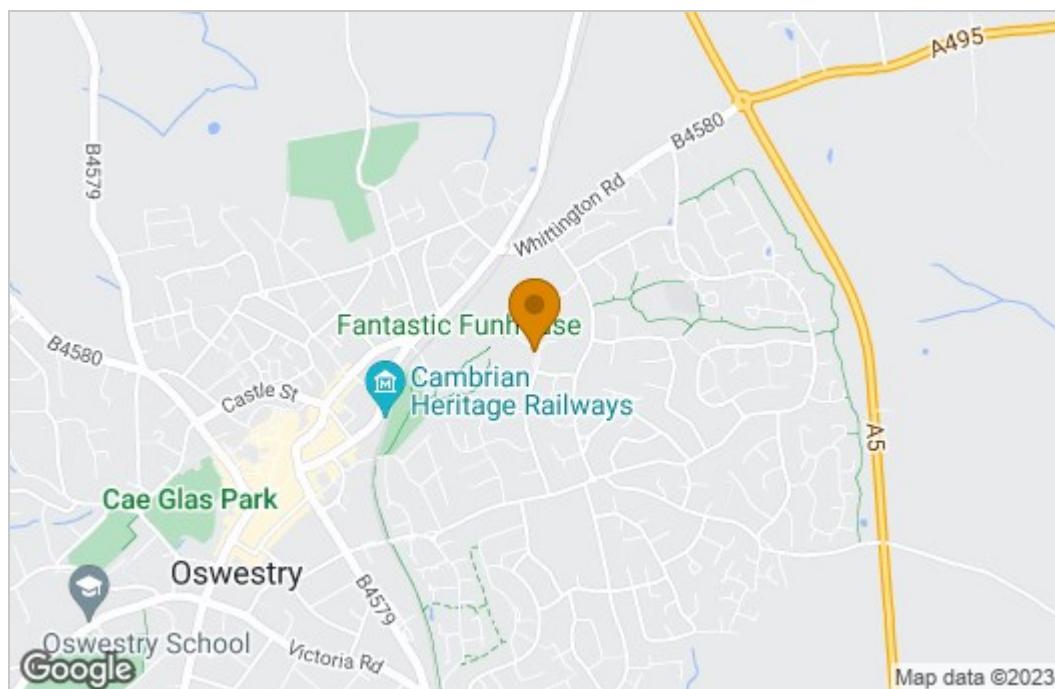
#### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

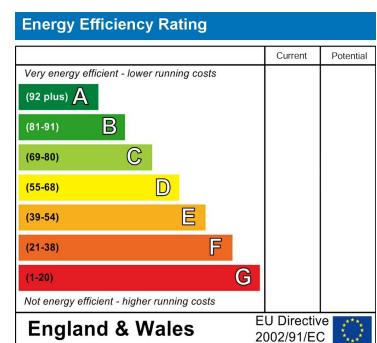
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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