



**TO LET**

£1,000 Per Calendar Month

23 Victoria Road, Oswestry, Shropshire, SY11 2HT

This spacious Victorian Town House offers wonderful superb kitchen dining room, three double bedrooms, two bathrooms and a garden. Warmed by gas fired central heating and benefits from double glazing. Available Now.





- **Period Town House**
- **Close Proximity To Town**
- **Three Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Available Now**

## **LOCATION**

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive.

## **DIRECTIONS**

The property is located on Victoria Road, Oswestry.

## **PLEASE NOTE**

The photographs on the brochure were taken pre-current tenancy.

## **RECEPTION HALL**

With staircase leading to the First Floor Landing, door down to Cellar.

## **LIVING ROOM**

With UPVC double glazed box bay window to the front elevation, radiator, living flame gas fire.

## **KITCHEN DINING ROOM**

With UPVC double glazed French doors leading out to the rear garden, wooden floor, radiator, sink unit, base and wall units for storage, matching kitchen island, space for appliances.

## **UTILITY ROOM**

With UPVC double glazed window to the side elevation, door leading out to the side, cupboard providing storage, sink unit, space for appliances with worktops over, quarry tiled floor, radiator.

## **CLOAKROOM**

Comprising a two piece suite providing a flush WC, wash hand basin, UPVC double glazed window to the rear elevation.

## **FIRST FLOOR LANDING**

With UPVC double glazed window to the front elevation, radiator, staircase leading to the Second Floor Landing.

## **BEDROOM ONE**

With UPVC double glazed window to the rear elevation, radiator, door into:

## **ENSUITE**

Comprising a three piece, UPVC double glazed windows to the side and rear elevations, wall mounted gas fired boiler serving domestic hotwater and central heating needs, radiator.

## **BEDROOM TWO**

With UPVC double glazed window to the front elevation, radiator.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### **BATHROOM**

Comprising a three piece, UPVC double glazed windows to the rear elevation, radiator.

#### **SECOND FLOOR LANDING**

With light point.

#### **STORE ROOM**

With light point.

#### **BEDROOM THREE**

With UPVC double glazed dormer window to the rear elevation, radiator.

#### **FRONT GARDEN**

With path leading to the front elevation.

#### **REAR GARDEN**

There is a garden located to the rear of the property providing a lovely outside dining and sitting area with laid to lawn garden.

#### **DEPOSIT**

The deposit of £1,153 will be submitted to the Deposit Protection Service.

#### **HOLDING DEPOSIT**

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

#### **SHROPSHIRE COUNCIL AND COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band 'B' on the Shropshire Council Register.

#### **VIEWINGS**

By appointment through the agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestrylettings@halls.gb.com](mailto:oswestrylettings@halls.gb.com)



TO LET

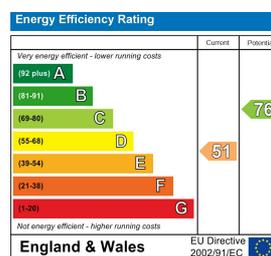
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Lettings**  
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E: [oswestry.lettings@halls.gb.com](mailto:oswestry.lettings@halls.gb.com)



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