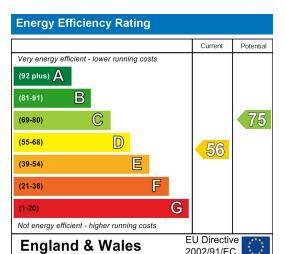




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Halls
1845

01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.com



RICS
Regulated by RICS



The Property
Ombudsman



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2 Buckingham Close, Oswestry, SY11 2XJ

A well-presented three-bedroom detached home offering versatile family accommodation, with three reception rooms, a private rear garden with outhouse, and off-road parking via driveway, situated in a popular residential area of Oswestry.



2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Detached three-bedroom home offering well-balanced accommodation
- Convenient residential location well placed for local amenities and schooling
- Front driveway offering off-road parking
- Private rear garden providing excellent outdoor space

SCHOOLING

The property is well placed for a good selection of schooling options in Oswestry. Primary education is available locally, including Woodside Primary School, The Meadows Primary School and Holy Trinity C of E Primary Academy. Secondary education is provided by the well-regarded The Marches School, which also offers sixth-form provision. Independent schooling options are available nearby, including Oswestry School, together with other respected independent schools within comfortable driving distance.

COUNCIL TAX

SITUATION

DEPOSIT

£1,150 To be held in 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.

VIEWINGS

By appointment through the letting agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry.lettings@halls.com