





28 Prince Street, Oswestry, SY11 1LD
Offers In The Region Of £150,000

Roger Parry and Partners are pleased to offer for sale this well presented two double bedroom mid terraced home to the market, benefitting from no onward chain. Located within walking distance of Oswestry town, the property is ideal for first time buyers, investors or those looking to downsize. Having two reception rooms, a modern kitchen, two bedrooms and a modern bathroom and shower room. To the rear is gated access to a parking area and courtyard. This property is ready to move straight into as the current owner has carried out a full scheme of updating and renovation including a new combi-boiler.



SUMMARY OF WORKS & BENEFITS**ADVANTAGES:**

- Secure & private parking for two vehicles to the rear of the house.
 - Ready for immediate occupation because the current owner has undergone a wholesale programme of replacements, repairs & redecorating, which means virtually all the interior of the house is brand-new.
 - Up-to-date certificates cover energy, gas, electricity, doors & windows, and roofs.
 - The kitchen, bathroom, and separate shower room in particular have benefitted from complete make-overs.
 - A brand-new combi boiler – located in a separate compartment in the bathroom – serves five also-new radiators (new towel rail in bathroom) throughout the house.
 - Floored loft with insulation
 - New front & back doors
 - Six new main windows
 - Complete new flooring fitted in every room
 - New wall tiling in the kitchen, bathroom & shower room
 - New carpeting on the split staircase
 - Fresh painting & decorating throughout
 - New lighting and new electric sockets throughout
- * Roof has been completely re-slatted with fresh felt & batons.

LOCATION

The property is conveniently situated, just outside the town centre shopping area, which is within walking distance as are a number of other general amenities. Commuters have ready access to road links accessing the A5.

FRONT

Small enclosed off-street gated area, ideal for bin occupation. Viewing shows new front door and new front window.

LIVING ROOM

11 x 9'9 (3.35m x 2.97m)

The bright lounge has a new front door and new window to the front, and new radiator, new skirting, and wooden shelving to alcoves. New lighting & sockets, new decoration. New metal enclosures to both the gas & electric smart meters, plus a new metal lower shelf that could accommodate a TV alongside cables leading in from outdoors. Another wooden door (same colour & style as shelves) leads through to the dining room. A water stop-cock is located immediately inside the front door to the bottom right within the panelling.

DINING ROOM

11'1 x 10'10 (3.38m x 3.30m)

Accessed from the living room. New window to the rear, overlooking the back exterior, new radiator, new skirting, plus wooden shelving to alcoves. New lighting & sockets, new decoration. Stairs lead to the first floor. Archway leads through to the kitchen.

KITCHEN

6'3 x 8'10 (1.91m x 2.69m)

Completely modernised. Everything within this newly-fitted kitchen is brand-new and unused with the exception of the wooden panelled ceiling and the internal door to the shower room. It has a range of base and wall units with work surfaces and splash-backs. A part-glazed new back door leads out to the garden and there is a new window to the side. It has a new single-bowl sink with a mixer tap & drainer, and a new integrated oven and hob with extractor hood. The spot-lamp lighting is new, attached to the ceiling. The plethora of new sockets have been re-positioned and wooden flooring covers stone tiles. There is room for two appliances such as a washing machine and fridge-freezer. A water stop-tap is to be found to the right of the sink unit..

SHOWER ROOM

Access via the kitchen. It is contained in an extension to the rear with its own roof and has everything new – WC, two shower sprays, shower tray, a Mediterranean-type curtain cover, vanity unit, radiator, extractor fan, and wooden flooring over stone tiles. Also a panelled wooden ceiling (& small loft) and a small window ahead to the left of the shower to allow steam to escape if needed. Lighting provided by a switch ahead of the entrance.

STAIRS AND LANDING

The first floor has a split staircase with one side leading to the bathroom and the other leading to the two bedrooms. Double safety boardings. Removable part of one post & banister to allow furniture etc access and then replaceable. New carpet covering all stairs & small landing.

BEDROOM ONE

10 x 9'10 (3.05m x 3.00m)

Double room with new window to the front, obeying fire regulations with forward-opening bottom half. New wooden flooring & skirting. Built-in storage cupboard and shelving to alcove, new radiator and new ceiling light, new sockets & new lighting cable.

BEDROOM TWO

8'6 x 10'10 (2.59m x 3.30m)

Double room with window to the rear that overlooks rear of property. New wooden flooring & skirting. New radiator and new ceiling light, new sockets & new lighting cable, built-in in storage & shelving. Loft access here.

BATHROOM

6'3 x 6'10 (1.91m x 2.08m)

This is accessed to the left of the split staircase and lies under its own roof. It contains a newly-fitted WC & window, and new everything else – panelled bath & shower attachment, hand-basin with heated towel rail & taps, vanity unit, bath shelf, mirror, solid wall tiling, wooden flooring, extractor fan, ceiling light. There is a shower attachment for the bath for quick use. The new boiler is enclosed in a separate wooden enclosure behind the door. Panelled wooden ceiling (& small loft). Boiler instructions included.

EXTERNAL**REAR**

Solid area, concreted outside the back door and dining room window, runs alongside external wall and shower room extension, both walls having been freshly painted. This in turn leads to a small patio area, and behind that the parking area has room for two vehicles enclosed with double padlocked gates. Wooden fencing runs alongside both neighbouring properties; the staves to the left of the property, and the rear entrance gates, have been newly painted. These are both the responsibility of the owner. The main back roof has been completely re-slatted with fresh felt & batons. 'No parking' sign on the back of the access gates.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 15 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire

Council Tax Band: A

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Willow Street turn right onto Castle Street. Proceed along and take the third turning on the left onto Prince Street where the property will be seen on the right hand side, identified by our for sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.