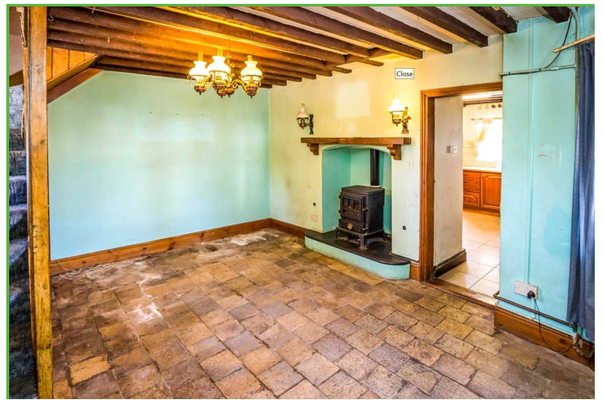
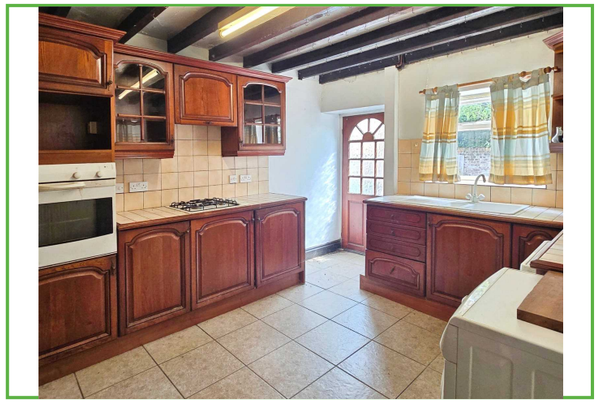












Gate House, Weston Lane,
Oswestry, Shropshire, SY11

Guide Price: £150,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Gate House, Weston Lane, Oswestry, Shropshire, SY11

Guide Price: £150,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: E
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

BEING SOLD VIA ONLINE AUCTION
Start bid of via the secure modern sale method (Please call office for details) with No Onward Chain. This rarely available 2/3 bedroom, 3 storey former Gate House requires refurbishment and is situated in a highly sought after residential area. The property benefits from a private rear garden, off road parking and gas fired radiator central heating. EPC Grade E.

Auctioneers Comments
This property is for sale by Modern Method of Auction, with a starting bid of £180,000, allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. EPC Grade D

Directions
From the Your Move office proceed through the town centre and at the main traffic lights continue over onto Upper Church Street then take the 2nd left onto Weston Lane and the property will be seen immediately on the right.

Entrance
Storm porch.

Sitting/Dining Room
15'9" x 11'3" (4.8m x 3.43m)
Feature fireplace & flame gas fire, quarry tiled floor, stairs to first floor, exposed ceiling beams, 2 windows.

Breakfast Kitchen
10'6" x 10'4" (3.2m x 3.15m)
Fitted in a range of base & wall units with a part exposed feature stone wall, comprising 1.5 bowl sink unit with mixer taps, built in oven & gas hob, plumbing for washing machine, Worcester gas fired boiler, window & door to rear garden.

First Floor
Stairs to second floor.

Living Room/Bedroom 3
13'9" x 12'8" (4.2m x 3.86m)
Feature fireplace with flame gas fire, windows to front & side aspect.

Shower Room
10'7" x 10'5" (3.23m x 3.18m)
Comprising shower cubicle, wc, wash basin, radiator, windows to rear & side aspects.

Second Floor

Bedroom 1
14'1" x 13'1" (4.3m x 4m)
Feature fireplace, radiator, sash windows to front & side aspects.

Bedroom 2
12'4" x 11'10" (3.76m x 3.6m)
Feature fireplace, radiator, sash windows to rear & side aspects.

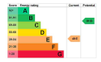
Outside

Off Road Parking
For 1 small vehicle.

Rear Garden
An enclosed & private rear garden.

Agents Note
Shropshire Council - Council Tax Band B (to be confirmed)
The property is Freehold

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.