Town & Country
Estate & Letting Agents

68 Llys Road, Oswestry, SY11 2XD

£800 Per Month

Nestled on Llys Road in the charming town of Oswestry, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With a modest yet well-designed layout, the property spans 527 square feet and features two inviting bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation or entertaining guests. The freshly decorated interiors throughout the house create a bright and airy feel, allowing you to move in with ease and make it your own.

One of the standout features of this home is the fully enclosed rear garden, providing a private outdoor space perfect for enjoying sunny days or hosting gatherings. Additionally, the property offers off-road parking for two vehicles, a valuable asset in this area, ensuring you have a secure place for your cars.

Directions

From our Willow Street office proceed out of town following the one way system back into the town centre along Oswald Road. At the junction with Leg Street turn left and continue to the mini roundabout, taking the second exit straight ahead onto Salop Road. Take the first turning on the left onto Middleton Road and continue along where the road becomes Cabin Lane. At the mini roundabout turn right onto College Road, then first left onto Llys Road. Proceed along where the property will be found on the right identified by our to let board.

Accommodation Comprises

Lounge

The lounge has a window and door to the front, stairs leading to the first floor, focal gas fire and a radiator. A door leads through to the kitchen.

Additional Photo

Kitchen/ Dining Room

The modern kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, plumbing for a washing machine, space for appliances, electric double oven, ceramic hob, part tiled walls, sink with mixer tap, a window to the rear, part glazed door to the rear, wood flooring and a radiator.

First Floor Landing

The first floor landing has doors leading to the bedrooms and the bathroom.

Bedroom One

Bedroom one has two windows to the front, radiator and a fitted wardrobe.

Bedroom Two

Bedroom two has a window to the rear, built in cupboard and a radiator.

Family Bathroom

The family bathroom has a wash hand basin, panelled bath with a mixer tap and shower head over, low level w.c., wood effect flooring, a window to the rear, radiator and part tiled walls.

To The Front

To the front the property is lawned with a pathway leading to the front door.

To The Rear

The enclosed rear garden has a patio area with lawns beyond, fence panelling to the boundaries and a path leading to the two parking spaces at the end of the garden.

Additional Photo

Tenure/Council Tax

We understand the property is freehold

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

To Book a Viewing

To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Tenant Information

Information for tenants:
Rent: £800.00 per calendar month
Deposit: £800.00 Equivalent to 1 Months Rent
Council Tax Band: A (Shropshire Council)
Term: Assured Periodic Tenancy

Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Variation of Contract (Tenant's Request): £50 (INC VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents
Change of Sharer (Tenant's Request): £50 (INC VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (INC VAT) for the time taken replacing lost key(s) or other security device(s).

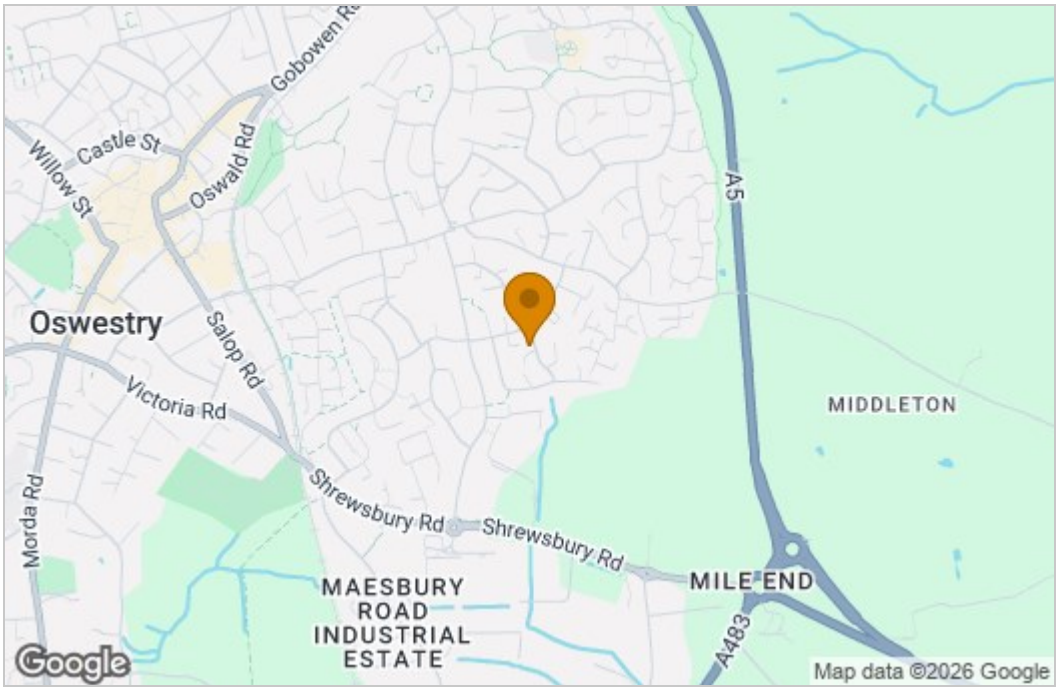
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Hours Of Business

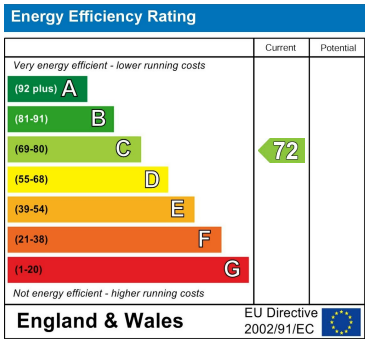
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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