

# Town & Country

Estate & Letting Agents



**25 Sandringham Avenue,  
Oswestry, SY11 2UJ**

**£950 Per Month**

Nestled in the tranquil surroundings of Sandringham Avenue, Oswestry, this charming semi-detached bungalow offers a delightful living experience.

The bungalow features a well-appointed bathroom, ensuring convenience and comfort for its residents. One of the standout features of this property is the large garden, which presents an excellent opportunity for garden enthusiasts. The garden is complemented by a garage and a driveway that accommodates parking for up to three vehicles.

Situated in a quiet area, this home offers a perfect balance of tranquillity and accessibility, allowing residents to enjoy a peaceful lifestyle while still being within reach of local amenities. This property is available to let, making it an ideal choice for those looking to settle in a lovely community.

In summary, this semi-detached bungalow on Sandringham Avenue is a wonderful opportunity for anyone seeking a comfortable and spacious home in a serene setting. With its ample parking, large garden, and convenient location, it is sure to attract interest from a variety of potential tenants. Do not miss the chance to make this delightful property your new home.

## Directions

### Kitchen



Spacious kitchen comprises of base and wall units with worktops over, display cabinet, stainless steel single bowl sink, Tiled flooring and partly tiled walls, integrated oven with gas hob top space for a fridge/freezer, gas boiler and a window to the front and side. door leading to lounge.

### Additional Photo



### Additional Photo



### Lounge 13'0" x 16'4" (3.98m x 4.98m)

Newly cleaned carpet with freshly decorated walls, door leading through to the inner hallway.

### Inner Hall

Having doors to the bedrooms and the main bathroom.

### Bedroom One 9'6" x 10'8" (2.92m x 3.27m )



A double bedroom newly carpeted and freshly painted with window to the rear and patio door giving access to the large garden space.

### Bedroom Two 9'2" x 7'8" (2.8m x 2.36m )



Single bedroom newly carpeted with a radiator, window to rear with garden view.

## Bathroom



W/C, wash hand basin, walk in shower with glass screen. vinyl flooring , window to the side, radiator and extractor fan.

## Garage

Single detached garage with up and over door and door to the side with access from the garden.

## Front Garden

To the front there is a lawned garden with a driveway at the side for two vehicles leading to the garage.

## Rear Garden



The large enclosed rear garden has a patio and grassed area with some small shrubs, gated side access and fence panelling to the boundaries.

## Additional photo



## To Book a Viewing

Anyone wishing to view can 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.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Services

The agents have not tested the appliances listed in the particulars.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## Additional Photo

## Tenant Information

Information for tenants:

Rent: £950.00 per calendar month

Deposit: £950.00 Equivalent to 1 Months Rent

Council Tax Band: B (Shropshire Council )

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 i f higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks,

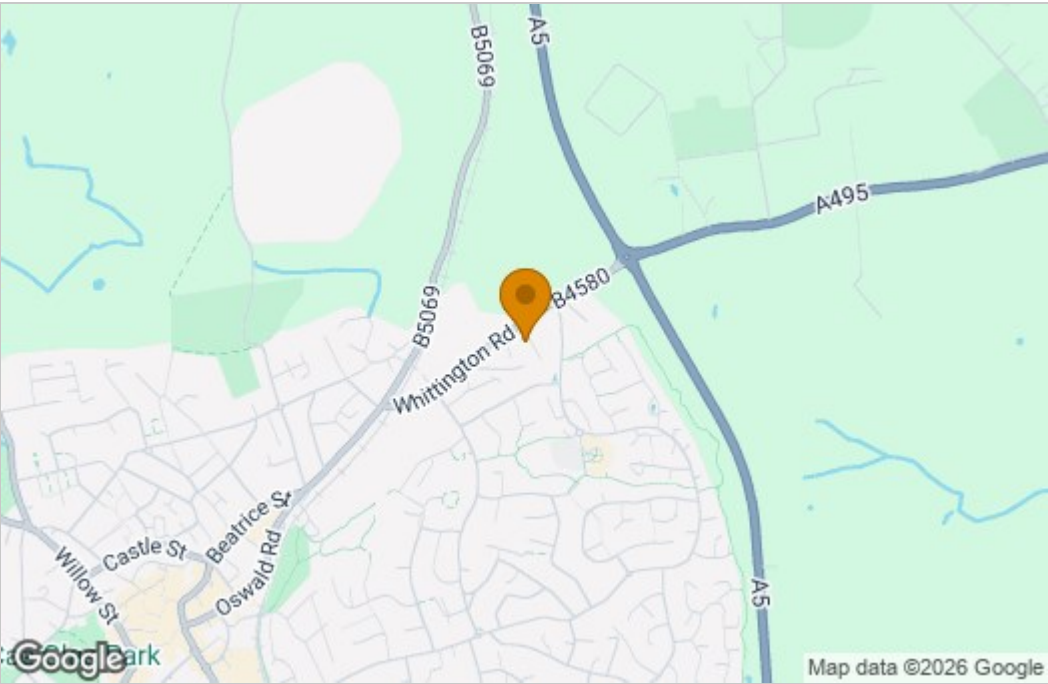
deposit registration as well as the preparation and execution of new legal documents.

**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).

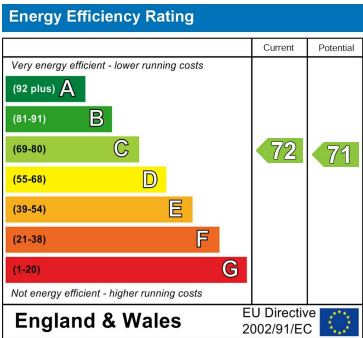
**Early Termination (Tenant's Request):** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum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

Floor Plan

Area Map



Energy Efficiency Graph



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