

BOWEN

PROPERTY SINCE 1862



Auction Guide Price: Excess £150,000

4 Bedrooms 1 Bathroom

White Gables, 8 Cabin Lane, Oswestry
SY11 2LY

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General Remarks

For sale by public auction on the 20th June 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. A generously sized four bedroom detached house set in a private plot in need of a scheme of total renovation yet with the potential to create an excellent family home. Constructed of partly rendered brick under a pitched tiled roof.

Location: The property is situated in a popular residential area within easy walking distance of the centre of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides services links to Manchester and Birmingham whilst the town has an excellent bus service.

Accommodation

Entrance Porch and uPVC door into:

Hallway: Radiator, stairs to first floor, storage cupboard and doors off to:



Lounge: 19' 0" x 11' 8" (5.79m x 3.56m) Open fire with stone surround and wood block flooring. Radiator and sliding uPVC patio doors leading to rear garden.

Dining Room: 16' 2" x 10' 5" (4.93m x 3.17m) Radiator.

Cloakroom: With low level flush W.C. and wash hand basin.

Archway off Dining Room into:

Kitchen: 10' 10" x 10' 0" (3.31m x 3.06m) Fully tiled kitchen with matching base units and eye level wall cupboards with worktop over and tiled surround. Integrated electric oven and grill, 4 ring electric hob. Tiled floor, Worcester gas fired boiler, radiator, door leading to outside.

Stairs to first floor landing:

Bedroom One: 13' 10" x 10' 8" (4.21m x 3.24m max) Radiator.

Bedroom Two: 11' 9" x 10' 8" (3.58m x 3.25m) Radiator.

Bedroom Three: 11' 8" x 8' 0" (3.55m x 2.43m) Radiator.

Bedroom Four: 10' 10" x 9' 10" (3.3m x 3.0m) Radiator.

Bathroom: 10' 5" x 4' 11" (3.17m x 1.5m) Bathroom suite comprising panel bath, low level flush wc, shower cubicle, wash hand basin with vanity cupboard below and radiator.

Garage: 14' 9" x 8' 2" (4.5m x 2.5m)

Outside: Tarmac driveway. Large gardens to the front and rear of the property.

EPC Rating TBC: Band E (53)

Council Tax Band 'D':

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, Tel: 0345 6789000.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Method of sale: For sale by public auction on the 20th June 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Solicitor: Crampton Pym and Lewis. The Poplars, 47 Willow Street, Oswestry. SY11 1PR. Tel: 01691 653301

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Directions: From Oswestry town centre proceed south along Salop Road and turn left at the crossroads onto Middleton Road. Continue straight ahead over the first mini roundabout and past the Co-op on the left, the property will be found on your right hand side signed by the agents board.

Additional Notes: The property appears to have suffered from some form of structural movement. No surveys have been carried out and prospective purchasers should make their own investigations.







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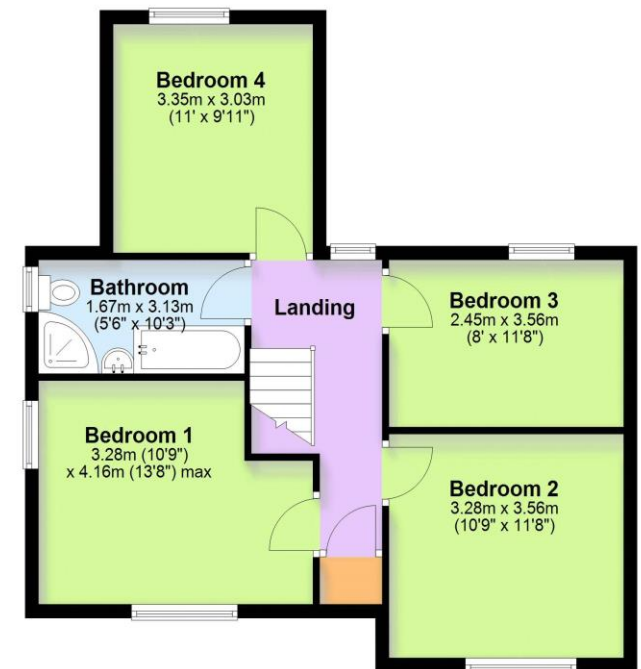
Ground Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)