GRAHAM PENNY
AUCTIONS

32 Upper Brook Street, Oswestry, Shropshire SY11 2TB

Guide Price: £88,000+

For sale by auction – Thursday 20th March 2014
At Leicester City Football Club, King Power Stadium, Filbert Street, Leicester LE2 7FL
Commencing at 11.30 am

- Detached double fronted period cottage
- Sought after location close to centre of Oswestry
- Last used as office but suitable for house
- Approximately 1,000 sq ft, gardens and off road parking
- EPC Rating: G

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Graham Penny Auctions Ltd
Company Reg No: 07719474

Situated close to the centre of the market town of Oswestry in this sought after location is an attractive double fronted detached period cottage of circa 1,000 sq ft. The property was last used as an office but is suitable as reinstatement as a house with gardens and off street parking.

In brief accommodation comprises –

Ground Floor –
Hallway
Three Reception Rooms/Offices
Wc's

First Floor –
Two Bedrooms/Offices
Kitchen

Potential to make 3 beds and en-suite subject to permissions.

Outside
There is a driveway to the side of the property leading to enclosed parking space and garden/yard.

Directions
Entering Oswestry along the A5 from the south-east, on reaching the town continue straight ahead onto B4579 Shrewsbury Road and continue into the centre fo the town along Victoria Road which eventually becomes Upper Brook Street and the property will be located on the left hand side identified by our for sale by auction board.

Vendors Solicitors/Licensed Conveyancers
Simpson Jones, 41 St. Mary's Gate, Derby DE1 3JX – telephone 01332-200200

Tenure
Freehold. Vacant possession on completion.

Note
To comply with the Estate Agents Act 1979, interested buyers/purchasers are informed that the vendor is an associated company of Graham Penny Auctions Ltd.

Conditions of Sale
The Conditions of Sale will be deposited at the offices of the auctioneers and vendors solicitors/licensed conveyancers seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to 11.30 am. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.

The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Note
Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash deposits.

The sale of each lot is subject to a buyers fee of £750 (including VAT) payable on the fall of the hammer.

PLEASE NOTE
These particulars, whilst believed to be accurate are not 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this company has tested any included equipment and can give no authority to make any representation or