



**Lawford Gardens
Gobowen
Oswestry
Shropshire
SY11 3GX**

Offers in Excess of £200,000

bettermove

Lawford Gardens Oswestry

Bettermove are proud to present this 4 bedroom Semi-Detached House in Gobowen available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is B.

The property will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room with dining area, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of 2 bedrooms, ensuite bathroom and the family bathroom. The second floor hosts two further bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Gobowen, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gobowen Train Station, the A5 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

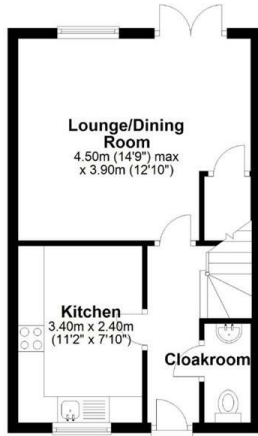
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



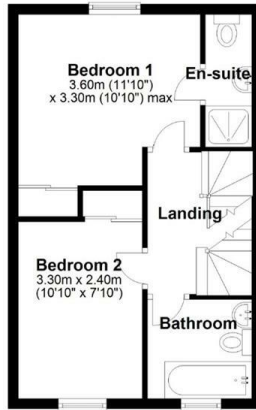
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



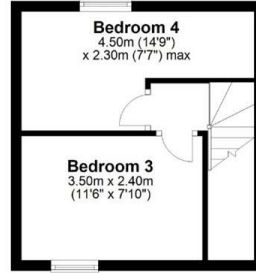
First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Second Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)



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