



Llys Court  
Oswestry  
Shropshire  
SY11

Offers In Excess Of £119,000

bettermove

# Llys Court

## Oswestry

Bettermove are proud to present this 1 bedroom bungalow in Oswestry.

The property benefits from double glazing, and gas central heating throughout, with off street parking available.

The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen, one double bedroom, and a shower room. Outside, the property boasts a private, low maintenance garden, perfect for enjoying the summer months.

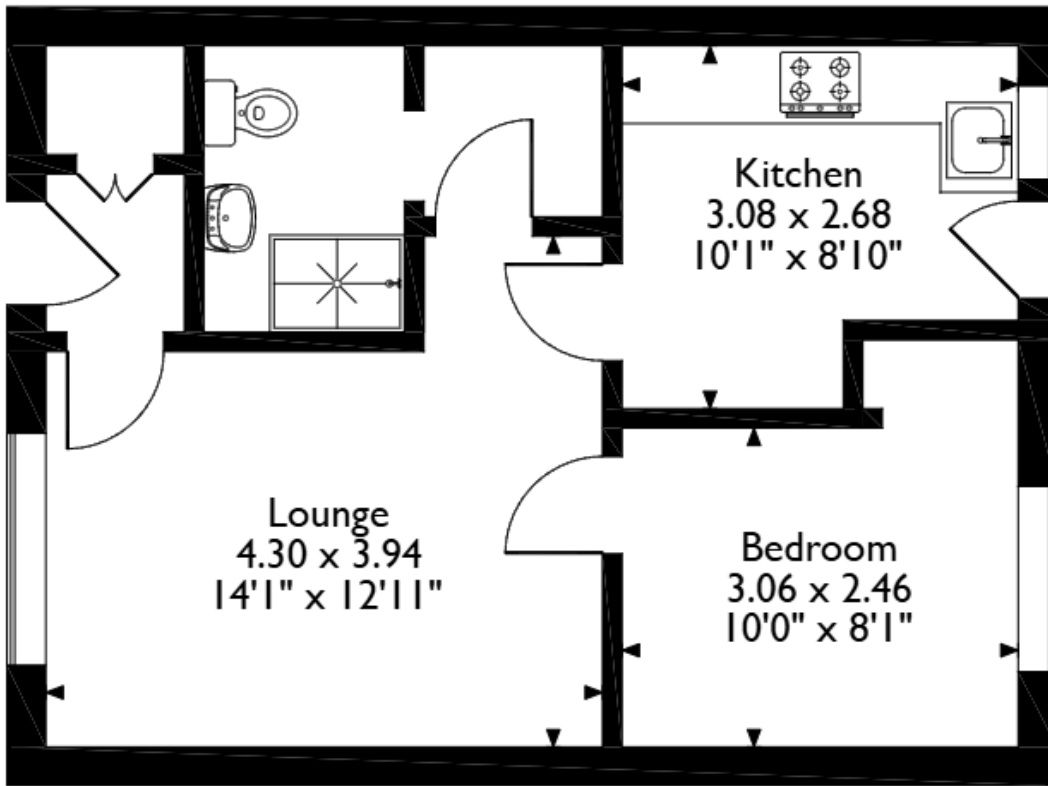
Located in the popular town of Oswestry, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gobowen Train Station, a variety of local bus routes, and quick access to the A5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



# Llys Court, Oswestry

## Approximate Gross Internal Area 41 Sq M/441 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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