# 32 Cae Melin Avenue **Oswestry SY11 2US**



2 Bedroom House - Mid Terrace Offers In The Region Of £189,950

## The features

- PERFECT FOR FIRST TIME BUYERS
- GOOD SIZED LOUNGE AND KTICHEN
- WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING OFF ROAD PARKING AND GARAGE
- ENERGY PERFORMANCE RATING

- ENVIABLE POSITION CLOSE TO TOWN
- DOUBLE BEDROOM WITH FITTED WARDROBE
- FURTHER DOUBLE BEDROOM
- VIEWINGS ESSENTIAL







An excellent opportunity to purchase this recently constructed 2 bedroom mid terrace house, perfect for first time buyer or investor.

Occupying an enviable position on the edge of this popular development with good local amenities, countryside walks and for commuters ease of access to the  $\rm A5/M54$  motorway network.

 $The accommodation\ briefly\ comprises\ Reception\ Hall\ with\ Cloakroom,\ Lounge/Dining\ Room,\ Kitchen\ with\ oven\ and\ hob,\ 2\ double\ Bedrooms\ and\ Bathroom.$ 

The property has the benefit of gas central heating, double glazing, driveway and Garage along with good sized enclosed rear garden.

Viewing highly recommended.

## **Property details**

#### **LOCATION**

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

#### **ENTRANCE HALLWAY**

Entrance door leading into the Entrance Hallway. Radiator. Door opening to storage cupboard, further doors leading off,

#### **CLOAKROOM**

With WC and wash hand basin with complimentary tiled splash back. Radiator,

#### LOUNGE

Well lit with window and French doors to the rear aspect, Staircase leading to the First Floor Landing. Radiator, TV and media points,.

#### KITCHEN

fitted with range of units incorporating one and a half bowl drainer sink with mixer taps set into base cupboard, further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, wall mounted units, window to the front.

#### FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing with access to the roof space. Doors leading off,

#### **BEDROOM 1**

A generous sized room with window to the front aspect. Fitted wardrobe and further storage cupboard. Radiator.

### **BEDROOM 2**

With window to the front aspect. Radiator.

#### **BATHROOM**

Window to the front aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin with tiled walls. Radiator.

#### OUTSIDE

To the front of the property there is a paved pathway leading to the entrance door. Area laid with lawn.

The rear garden has a paved patio area perfect for entertaining with friends and family, area laid with lawn and enclosed with fencing. Single garage with up and over door.

#### **GENERAL INFORMATION**

**TENURE** 

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains services are connected.

## **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

## FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

#### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### **REMOVALS**

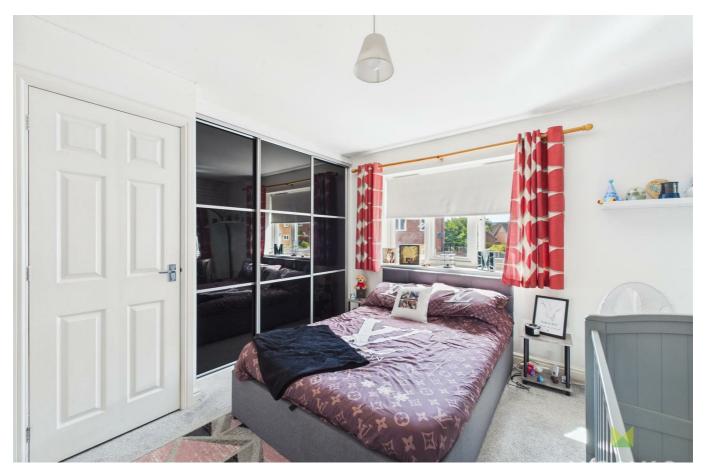
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 32 Cae Melin Avenue, Oswestry, SY11 2US.

2 Bedroom House - Mid Terrace Offers In The Region Of £189,950















## **Judy Bourne**

**Director at Monks** judy@monks.co.uk

## Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

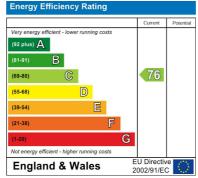
## Oswestry office

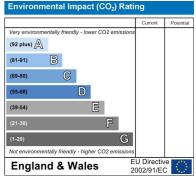
16 Church Street, Oswestry, Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who, and what we are:

Honest, Original, Motivated, Empathetic





Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.