

11 Powis Avenue Oswestry SY11 2JS



4 Bedroom Bungalow - Semi Detached
Offers In The Region Of £255,000

The features

- ATTRACTIVELY PRESENTED AND IMPROVED HOME
- ENVIABLE LOCATION CLOSE TO AMENITIES
- 2 GROUND FLOOR BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- 4 BEDROOM SEMI DETACHED DORMER BUNGALOW
- HALL, LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB
- 2 FIRST FLOOR BEDROOMS AND SHOWER ROOM
- GARDENS TO FRONT AND REAR
- ENERGY PERFORMANCE RATING "E"



*** SPACIOUS AND VERSATILE 4 BEDROOM DORMER BUNGALOW ***

An excellent opportunity to purchase this deceptively spacious 4 bedroom home, offering versatile accommodation over two floors - perfect for a growing family or those looking to downsize.

Occupying an enviable position in this popular location a short stroll from the Town and its amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen, Bedroom 4/Family Room, 3rd Bedroom and family Bathroom. On the First Floor is the Principal Bedroom with en suite Shower Room and further double Bedroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, timber garage/store and lovely established gardens.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL

Sealed unit double glazed door with side panel to Reception Hall with tall column style radiator.

LOUNGE/DINING ROOM

with window overlooking the rear garden, media point, radiator.

KITCHEN

with range of soft grey fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled splash and matching eye level wall units. Window to the side, double French doors leading to the garden, radiator.

BEDROOM 3/DINING/FAMILY ROOM

a good sized room with window to the front, radiator.

BEDROOM 4

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath, separate shower cubicle, wash hand basin set into vanity with storage beneath and concealed WC. Complementary tiled surrounds, heated towel rail, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

PRINCIPAL BEDROOM

with window to the front, radiator. Walk in wardrobe.

EN SUITE SHOWER ROOM

with tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Radiator,

BEDROOM 2

with window to the side, radiator.

OUTSIDE

The property is approached over driveway with parking for several cars. The Front has a gravelled area with lawn, flower and shrub beds and enclosed with hedging. Gates opening to the rear garden and Garage. The Rear garden is laid mainly to lawn, ample seating area, affording a good level of privacy and enclosed with hedging and fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains 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 'Ellis-Ridings Mortgage Solutions' 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.

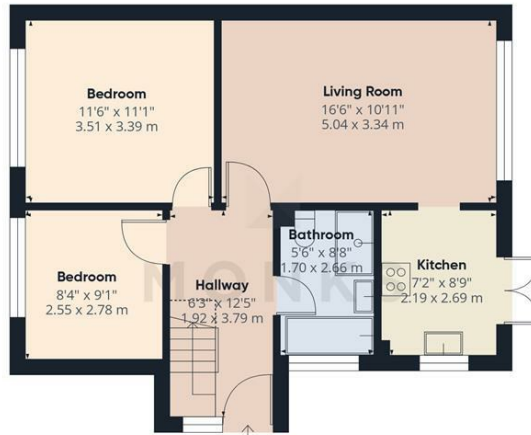
NEED TO CONTACT US

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.

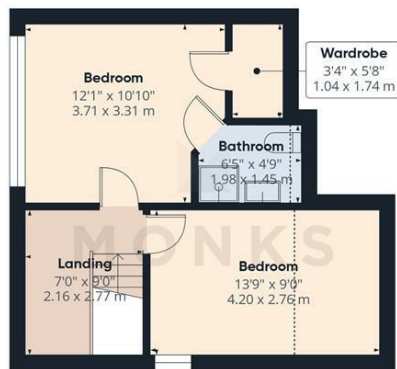
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4 Bedroom Bungalow - Semi Detached
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Floor 0



Floor 1



Approximate total area^m
919 ft²
85.4 m²

Reduced headroom
59 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.