

17 Cambrian Avenue Whittington Oswestry SY11 4DS



2 Bedroom House - Semi-Detached
Offers In The Region Of £200,000

The features

- TWO BEDROOM SEMI DETACHED HOME
- PERFECT FOR FIRST TIME BUYERS, OR INVESTORS
- DOUBLE BEDROOM WITH FITTED WARDROBES
- VIEWINGS ESSENTIAL
- LOVELY RURAL ASPECT VIEWS
- LOUNGE, KITCHEN, DINING ROOM
- FURTHER BEDROOM AND BATHROOM
- ENERGY PERFORMANCE RATING



*** TWO BEDROOM HOME WITH RURAL ASPECT VIEWS ***

An opportunity to purchase this neatly presented two bedroom semi detached home, perfect for first time buyers, investors, or those looking to downsize.

Occupying an enviable position with rural views to the rear. Having ease of access to a wealth of local amenities and local transport links including railway station at Gobowen and the A5/ M54 motorway network.

Briefly comprising of lounge, kitchen, dining room, double bedroom with fitted wardrobes, further bedroom and bathroom.

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden with open views over the countryside.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

LOUNGE

Door leads into the Lounge with staircase leading to the First Floor Landing. Feature fire surround and hearth. Window to the side aspect. Radiator, door leading into,

KITCHEN

With range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink with mixer tap, space for freestanding cooker with extractor hood over. Further space below work surface for washing machine and fridge freezer. Further range of matching wall mounted units, partially tiled walls and tiled flooring. Leading into,

DINING ROOM

With window to the rear aspect overlooking the Rear Garden. Feature fireplace with electric log burning effect fire. Coved ceiling, wooden effect laminate flooring. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing with window overlooking the side aspect. Doors leading off,

BEDROOM 1

With window to the front aspect. Radiator, range of fitted storage cupboards and wardrobes.

BEDROOM 2

With window overlooking the rear aspect. Radiator.

BATHROOM

With window overlooking the rear aspect and suite comprising of shower cubicle, WC and wash hand basin. Radiator.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several vehicles. Path leads to the

entrance door with storm porch entrance. Are alaid with lawn and side access leads to the Rear Garden.

The Rear Garden has been laid with paving slabs providing ample space for entertaining with friends and family whilst having ease of maintenance. Woden storage shed, flower beds planted with range of herbaceous shrubs. Enclosed with fencing and having rural views to the rear aspect.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A- 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](https://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.

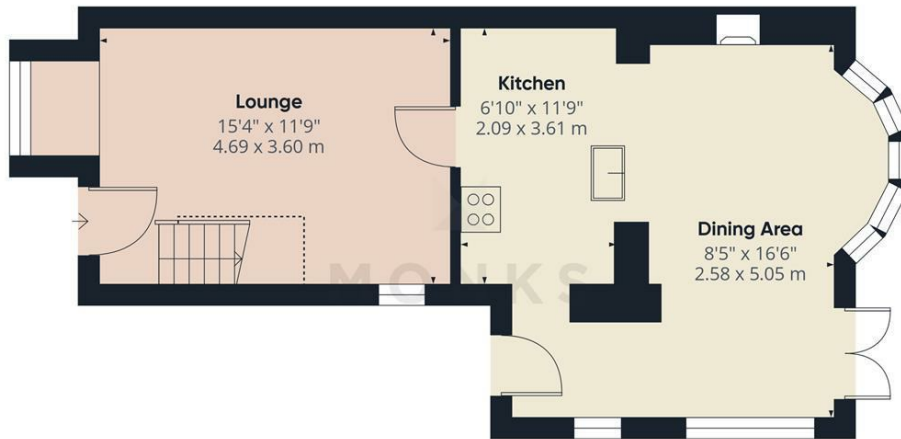
NEED TO CONTACT US

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.

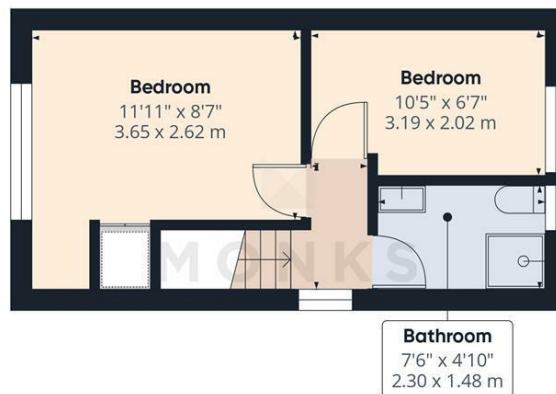
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Floor 0



Floor 1



Approximate total area^m
712 ft²
66.1 m²

Reduced headroom
15 ft²
1.4 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



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

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	

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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- 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.