

47 Fernhill Lane Gobowen Oswestry SY11 3PP



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £215,000

The features

- IMMACULATE SEMI DETACHED BUNGALOW
- LOUNGE/DINING ROOM, CONSERVATORY
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- NO UPWARD CHAIN
- GOOD SIZED GARDEN WHICH IS NOT OVERLOOKED TO THE REAR
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- EPC RATING C



*** IMMACULATE 2 BEDROOM SEMI DETACHED BUNGALOW ***

An excellent opportunity to purchase this much improved 2 bedroom semi detached bungalow, perfect for those buyers looking to downsize.

Occupying an enviable position on the edge of this much sought after village offering a good level of privacy and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, Conservatory, Kitchen with appliances, 2 generous Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed rear garden.

No upward chain and viewing highly recommended.

Property details

LOCATION

The property occupies an enviable cul de sac position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links to Shrewsbury, Chester and London. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

RECEPTION HALL

Covered entrance with door opening to Reception Hall.

LOUNGE/DINING ROOM

with wooden effect flooring, media point, radiator. Sliding doors opening to

CONSERVATORY

Being of brick and sealed unit double glazed construction with fitted blinds and double opening French doors to the garden.

KITCHEN

with range of units incorporating single drainer sink with mixer taps set into base cupboard, further range of cupboard and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space for appliances, tiled surrounds and range of eye level wall units. Window overlooking the garden.

BEDROOM 1

A good sized double room with window overlooking the front, radiator and built in double wardrobe.

BEDROOM 2

having window to the front, radiator.

SHOWER ROOM

with suite comprising large shower cubicle, wash hand basin set into vanity with storage and WC. Window to the side, radiator.

OUTSIDE

The property is set back from the road and approached over driveway with parking.

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.

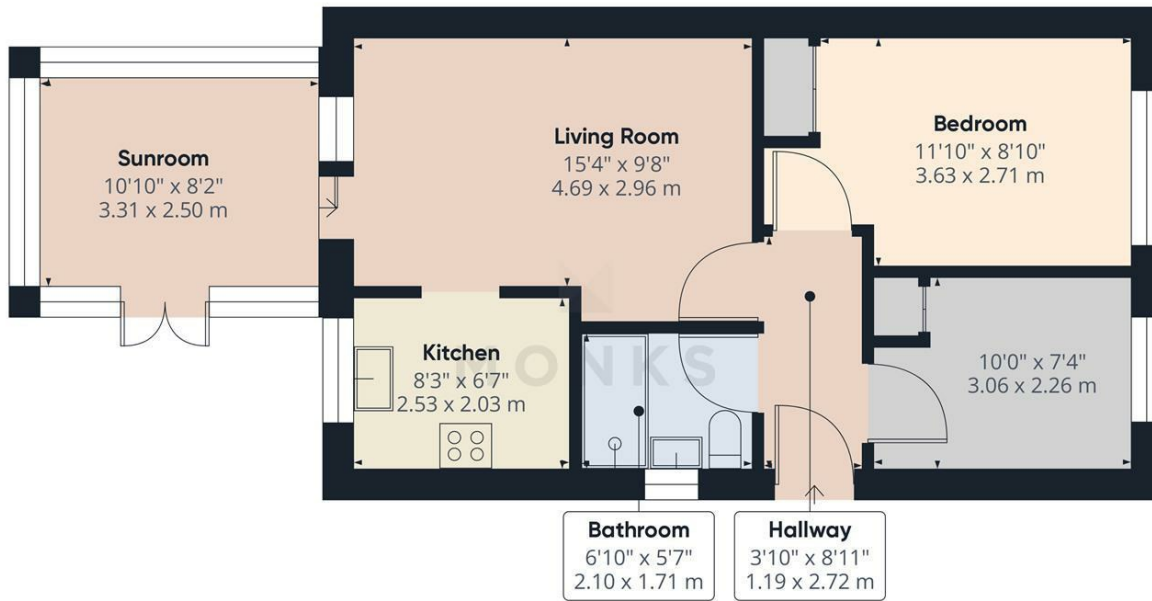
NEED TO CONTACT US

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.

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Approximate total area[®]
582.11 ft²
54.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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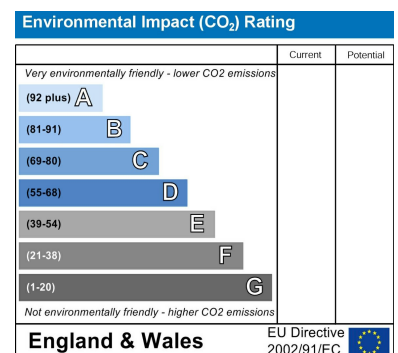
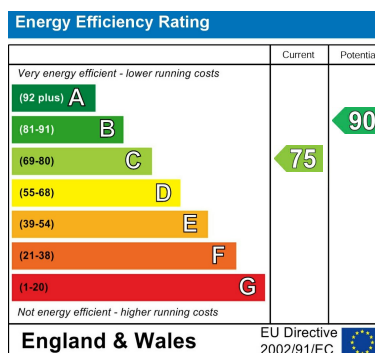
Oswestry office

16 Church Street, Oswestry,
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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



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- 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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.