

The Paddocks Old Chirk Road Gobowen SY11 3LA



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £214,000

The features

- TWO BEDROOM SEMI DETACHED BUNGALOW
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN AND UTILITY ROOM
- DRIVEWAY AND GARAGE WITH PARKING
- VIEWINGS ESSENTIAL
- PERFECT FOR INVESTERS AND DOWNSIZERS
- LOUNGE AND CONSERVATORY
- TWO BEDROOMS AND BATHROOM
- ENCLOSED GOOD SIZED REAR GARDEN
- ENERGY PERFORMANCE RATING



***** NEATLY PRESENTED TWO BEDROOM BUNGALOW *****

An opportunity to purchase this well presented two bedroom bungalow recently decorated and refitted with carpets, perfect for investors or those looking to downsize.

Occupying an enviable position in the heart of Gobowen having ease of access to a wealth of amenities on hand and transport links including railway station and the A5/ M54 motorway network.

Briefly comprising of entrance porch and hallway, lounge, conservatory, kitchen, utility, two bedrooms and bathroom.

Having benefit of gas central heating, driveway and garage with off road parking and enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is convenient to local bus and train transport. 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.

ENTRANCE

Entrance door leads into porch, further door leading into

ENTRANCE HALLWAY

Access to loft space. Radiator, doors leading off,

LOUNGE

With sliding doors to the rear aspect leading into the Conservatory. Feature electric fire with surround and hearth. Radiator.

CONSERVATORY

Being of brick base and sealed unit, door leading into the rear garden. Radiator.

KITCHEN

Fitted with. Range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink and integrated oven/ grill with inset four ring hob and extractor hood over. Further range of wall mounted units, vinyl flooring, bow window to the rear aspect and door leading into,

UTILITY/ HALLWAY

Tiled flooring, door leading into the Garage and further door leading to the rear garden.

BEDROOM 1

With window to the front aspect. Radiator, door opening to storage cupboard with fitted shelves and housing gas fired boiler.

BEDROOM 2

With window to the front aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of panelled bath with tiled surround, shower cubicle and vanity unit housing concealed wc and wash hand basin. Radiator.

GARAGE

With up and over door to the front aspect, door to the rear leading into the hallway.

OUTSIDE

To the front of the property there is ample parking to two vehicles, flower border with established shrubs.

The rear garden is largely laid with lawn, paved pathway leads to the bottom of the garden where there is an access gate. Enclosed with fencing and hedges.

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 services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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/buy/mortgage-calculator/) 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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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 (CO ₂) 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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