

8 Holbache Road Oswestry SY11 1RP



3 Bedroom House - Detached
Offers In The Region Of £335,000

The features

- BEAUTIFULLY PRESENTED PERIOD TOWNHOUSE
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN
- BATHROOM SUITE AND DOWNSTAIRS CLOAKROOM
- WELL ESTABLISHED REAR GARDEN WITH SUMMERHOUSE
- INTERNAL INSPECTION ESSENTIAL
- CLOSE TO MARKET TOWN CENTRE AND AMENITIES
- THREE DOUBLE BEDROOMS PERFECT FOR FAMILY
- WELL PRESENTED WITH MANY ORIGINAL FEATURES
- ENERGY PERFORMANCE RATING ' '



*** FABULOUS 3 BEDROOM DETACHED TOWN HOUSE ***

This beautifully presented, period Town House truly must be viewed to be fully appreciated. Retaining many of its original features it is a perfect home for those looking for Town living.

Set a stone's throw from the Town amenities, schools and cafe/restaurant culture and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Study/ Family Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of period features including patterned tiled floor, high ceilings and stripped wooden doors. Gas central heating, double glazing, driveway and enclosed garden which has been laid with gravel for ease of maintenance.

Viewing essential.

Property details

LOCATION

The property occupies a truly enviable position in a much sought after location on the edge of the popular market town of Oswestry. A pleasant stroll or short drive from all of the amenities of the Town Centre with its lively café culture. There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. There is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the county town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

RECEPTION HALL

Covered entrance and partially glazed, timber doors leading into the Reception Hall. Staircase leads to the First Floor Landing, period mosaic floor tiles, coved ceiling, dado railing. Radiator, door leading off,

LOUNGE

With bay window to the front aspect and window seat, wooden fire surround and hearth housing cast iron log burning stove, coved ceilings. Radiator.

STUDY/ FAMILY ROOM

With window to the front aspect and French doors leading out to the Rear Garden. A versatile room with multiple uses. Radiator, coved ceiling.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit, space for freestanding cooker with extractor hood over. Space below work surface for washing machine and further space for freestanding fridge/ freezer. Further range of wall mounted units. Quarry tile flooring, window to the rear and side aspect, door leading out to the Rear Garden. Radiator.

DINING ROOM

With window to the side aspect, feature fireplace housing cast iron log burning stove with wooden mantel beam over, alcove cupboard, quarry tile flooring. Radiator.

CLOAKROOM

With window to the side aspect. WC and wash hand basin. Under stairs storage.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Access to loft space via a fitted loft ladder. Window to the side aspect, dado railing. Doors leading off,

BEDROOM 1

With window to the front aspect, charming period cast iron fireplace with decorative tiled surround and mantelpiece. Radiator.

BEDROOM 2

With window to the front aspect and rear aspect, charming period cast iron fireplace with decorative tiled surround and mantelpiece. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

FAMILY BATHROOM

With two windows to the side aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. partially panelled walls, exposed wooden flooring. Radiator. Clothes airier with pulley system.

OUTSIDE

To the front of the property there is a low level brick wall and pathway leading to the entrance door. Well established shrubs to the front of the property provides a level of privacy for the bay window in the lounge.

The rear garden has a large paved patio perfect for entertaining with friends and family. Further area laid with decorative gravel with raised flower beds. Summer house, enclosed with fencing. To the rear of the garden there is a large playing field, various neighbouring property's have installed a fence leading into the playing field, perfect for kids and dog walking.

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 main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is Band D, however 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

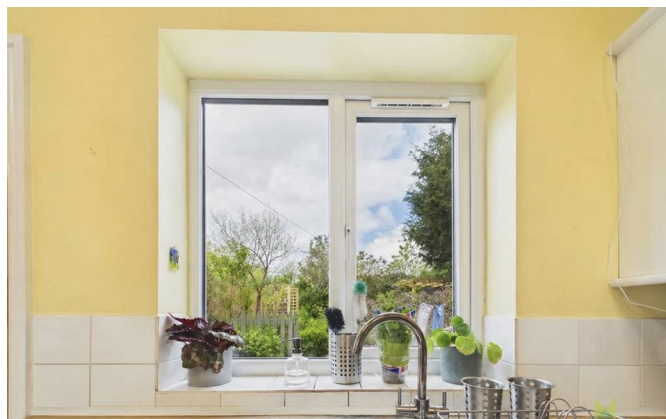
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Approximate total area⁽ⁿ⁾

1272 ft²

118.1 m²

(1) Excluding balconies and terraces.

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



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Honest, Original, Motivated, Empathetic

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