

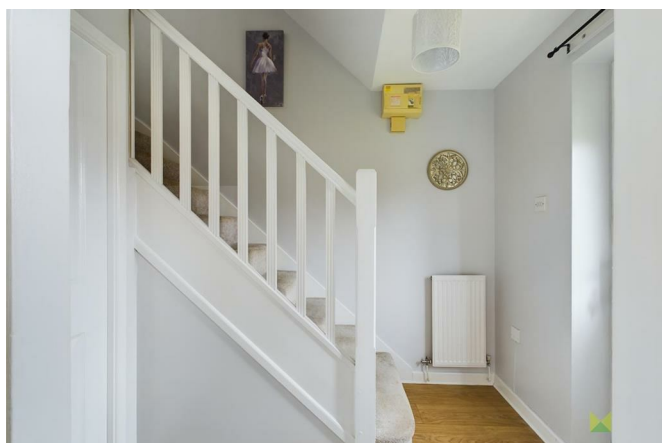
# 131 Cabin Lane Oswestry SY11 2PF



2 Bedroom House  
Offers In The Region Of £185,000

## The features

- TWO BEDROOM SEMI DETACHED HOME
- WELL APPOINTED KITCHEN
- FURTHER BEDROOM AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL
- LOUNGE WITH FRENCH DOORS TO THE REAR
- DOUBLE BEDROOM WITH FITTED WARDROBE
- OFF ROAD PARKING TO THE FRONT
- ENERGY PERFORMANCE RATING 'TBC '
- EPC RATING C



**\*\*\* PERFECT FOR FIRST TIME BUYERS, OR INVESTMENT BUYERS \*\*\***

**An opportunity to purchase this two bedroom semi detached house with off road parking set in an enviable cul de sac location, with ease of access to the Town Centre and all it's amenities. The perfect home for first time buyers, or those looking to downsize.**

**Briefly comprising of Reception Hallway, Lounge, Kitchen, Two Bedrooms and Family Bathroom.**

**Having benefit of gas central heating, double glazing, off road parking and enclosed rear garden.**

**Viewing recommended**

## **Property details**

### **LOCATION**

The property occupies an enviable position in a 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, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and 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 HALLWAY**

Covered storm porch entrance leading into the Reception Hallway with stairs leading to the First Floor Landing. Radiator.

### **LOUNGE**

A well lit room with window and French Doors to the rear aspect, laminate flooring and door opening to under stairs storage cupboard. Radiator.

### **KITCHEN**

The kitchen has been attractively fitted with a modern range of white high gloss fronted base level units comprising of cupboards and drawers with worktop over. Inset single drainer sink set into base unit with window above overlooking the front aspect. Integrated oven/ grill and inset four ring electric hob over and extractor hood over. Further range of matching wall mounted units providing additional storage.

### **FIRST FLOOR LANDING**

Stairs lead from the Reception Hallway to the First Floor Landing with window to the the side aspect, loft hatch providing access to the loft space and doors leading off,

### **BEDROOM 1**

A good double bedroom with window to he front aspect. Built in wardrobe providing a good amount of storage. Radaiator

### **BEDROOM 2**

With window to the rear aspect. Radiator.

### **BATHROOM**

Fitted with a modern three piece suite comprising of shower cubicle, wash hand basin and WC. Fully tiled walls, window to the rear aspect. Radiator.

### **OUTSIDE**

To the front of the property there is space for parking, area laid with lawn and pathway leading to the front door. To the rear the garden has been laid with lawn and has a paved patio area.

### **GENERAL INFORMATION**



## 131 Cabin Lane, Oswestry, SY11 2PF.

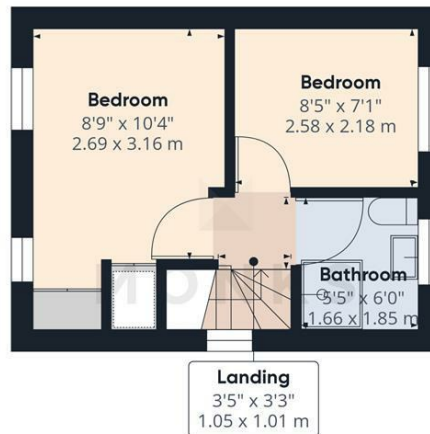
2 Bedroom House

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Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
443.91 ft<sup>2</sup>  
41.24 m<sup>2</sup>

(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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## Get in touch

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## Oswestry office


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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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.