

# 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.

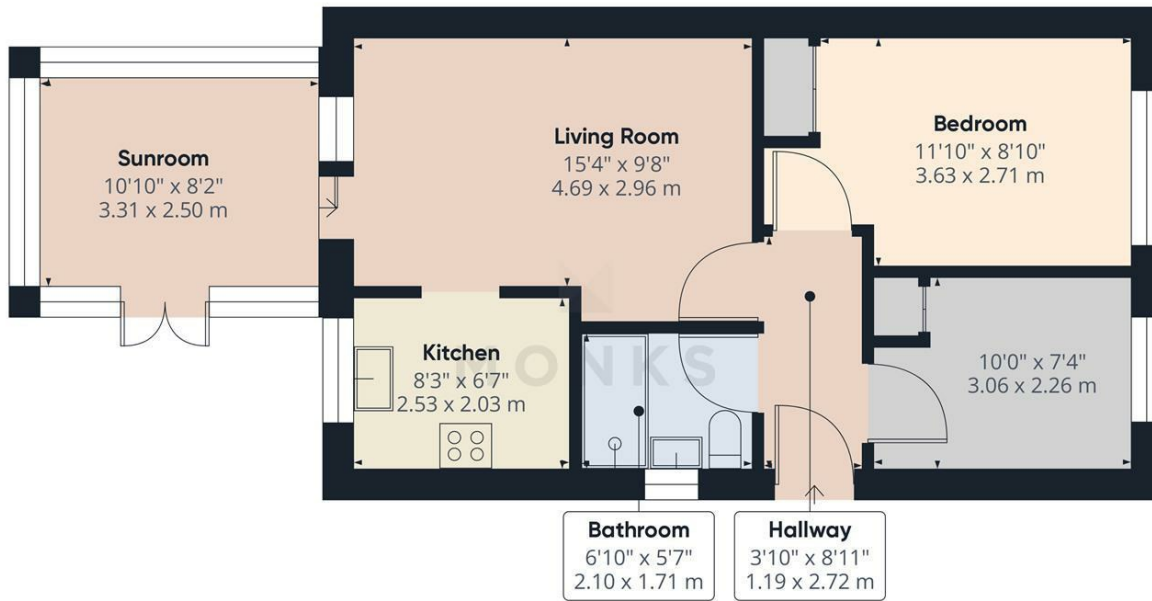
#### NEED TO CONTACT US

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<sup>®</sup>**  
582.11 ft<sup>2</sup>  
54.08 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



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

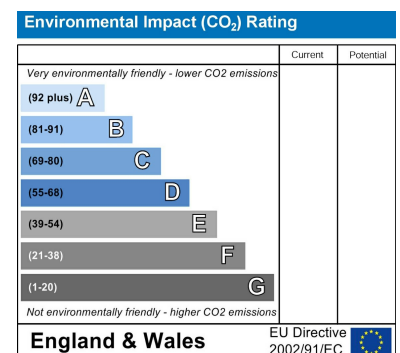
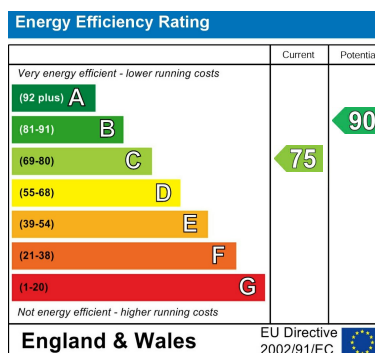
## Oswestry office

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**



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