

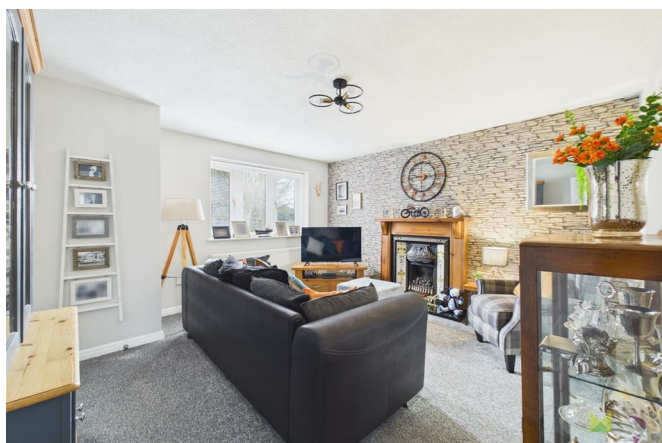
4 Crampton Court Oswestry SY11 2YP



3 Bedroom House - Detached
Offers In The Region Of £279,950

The features

- SPACIOUS THREE BEDROOM DETACHED HOME
- GOOD SIZED LOUNGE, DINING ROOM AND CONSERVATORY
- THREE BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'C'
- ENVIABLE CUL DE SAC POSITION CLOSE TO AMENITIES
- OPEN PLAN KITCHEN/ DINING ROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



*** BEAUTIFULLY PRESENTED FAMILY HOME ***

An opportunity to purchase this beautifully presented three bedroom detached family home offering deceptively spacious living accommodation perfect for the growing family and today's modern living.

Occupying an enviable cul de sac location on the edge of the Market Town of Oswestry having ease of access to a wealth of local amenities and transport links including railway station and the A5/ M54 motorway network.

Briefly comprising of entrance hall with cloakroom, lounge, dining room, conservatory, kitchen/ dining room, three bedrooms and family bathroom.

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

Viewings essential.

Property details

LOCATION

ENTRANCE HALL

Entrance door leading into the Entrance Hall with staircase leading to the First Floor Landing. Wooden effect laminate flooring. Radiator, door leading into the Lounge and further door leading into,

CLOAKROOM

With window to the front aspect. WC and wash hand basin with complimentary tiled splashback, tiled flooring. Radiator.

LOUNGE

With window to the front aspect. feature gas fireplace with surround and hearth. Radiator, tv and media point, doors leading into the Kitchen and Dining Room.

DINING ROOM

With ample space for dining table. Radiator, further door leading into,

CONSERVATORY

Being of brick based and sealed unit with french doors leading out to the Rear Garden. Radiator.

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a range of grey fronted base level units with work surface over. One and a half bowl drainer sink set into base level unit, space for freestanding cooker with extractor hood over. Window to the rear aspect, partially tiled walls and further range of wall mounted units.

DINING AREA- With space for Dining Table, door and window to the rear aspect, further door leading into the Garage. Further range of matching base level units with work surface over. Space for washing machine and dishwasher below work surface. Further range of wall mounted units.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Window to the side aspect. Panelled walls, airing cupboard and access to the loft space. Doors leading off,

BEDROOM 1

With window to the rear aspect. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls and tiled flooring. Radiator.

OUTSIDE

To the front of the property there is a large driveway with ample off road parking, area laid with lawn and

established tree. Side access to the Rear Garden.

The Rear Garden has a paved patio perfect for entertaining with friends and family, steps and timber sleepers lead down the garden, bordered by well established raised flower borders. Area laid with lawn and enclosed with fencing and hedges.

GARAGE

With up and over door to the front aspect. power and lighting. Door leading into the Kitchen/ Dining Room.

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) 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.

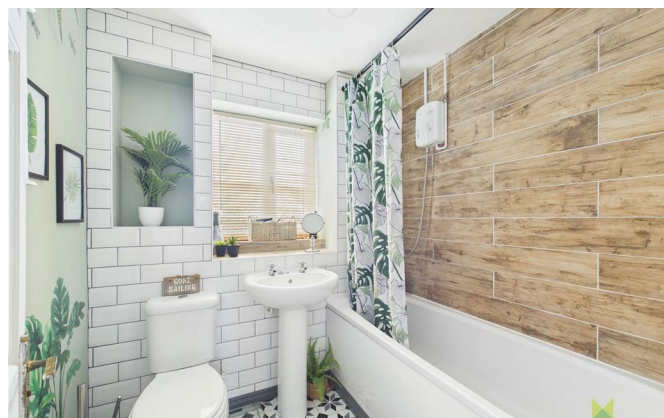
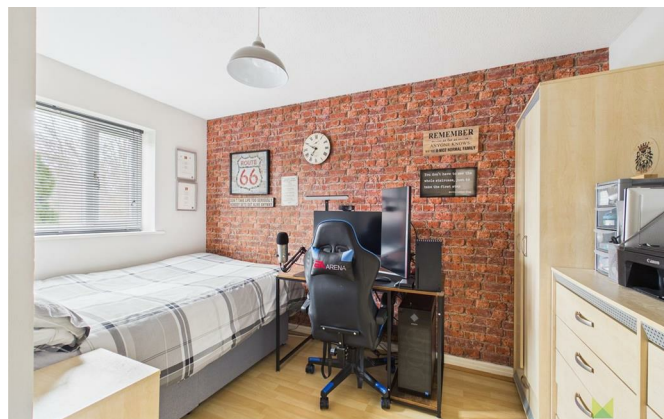
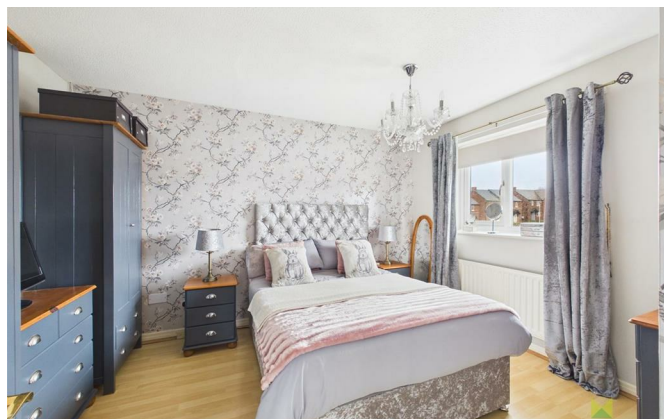
NEED TO CONTACT US

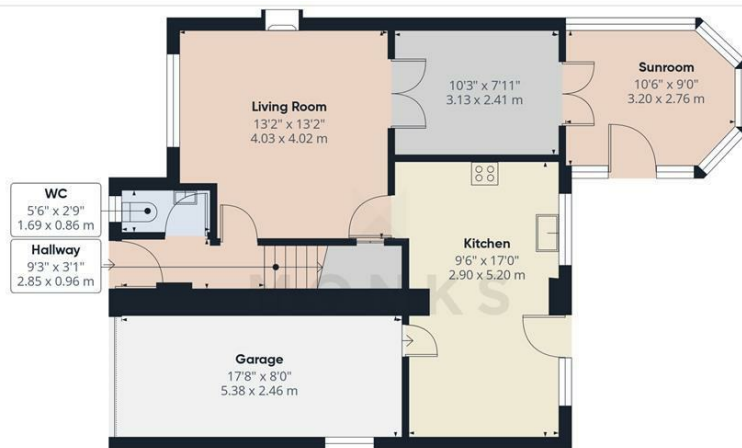
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

4 Crampton Court, Oswestry, SY11 2YP.

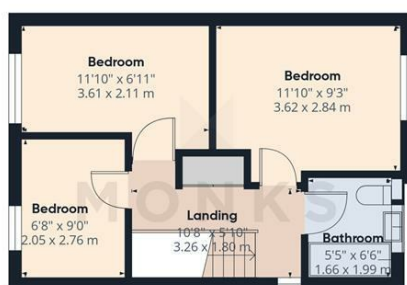
3 Bedroom House - Detached

Offers In The Region Of £279,950





Floor 0



Floor 1



Approximate total area[®]
1067 ft²
99.2 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



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Get in touch

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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 (CO₂) 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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- 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.
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