

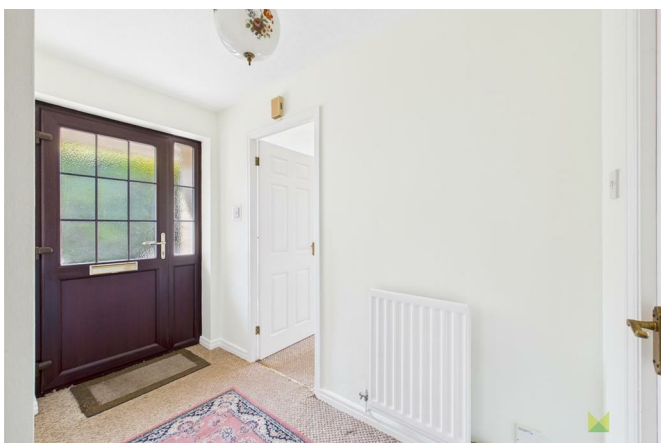
# 20 Croxon Rise Eaton Park Oswestry SY11 2YQ



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £270,000**

## The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- DUAL ASPECT LOUNGE AND DINING ROOM
- FAMILY BATHROOM AND SEPERATE CLOAKROOM
- FURTHER BEDROOM AND GARAGE
- VIEWINGS ESSENTIAL
- ENVIABLE AND SOUGHT AFTER CUL DE SAC LOCATION
- KITCHEN WITH RANGE OF FITTED APPLIANCES
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBE
- DRIVEWAY WITH OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'D'



### \*\*\* DECEPTIVELY SPACIOUS DETACHED BUNGALOW \*\*\*

**An opportunity to purchase this detached three bedroom bungalow offering deceptively spacious living throughout and offered for sale with no onward chain.**

**Occupying a truly enviable end of cul de sac location in this sought after area of Oswestry, being A short stroll, or drive of the Towns amenities.**

**Briefly comprising of Reception Hallway, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom and Cloakroom.**

**Having the benefit of regularly services gas central heating, driveway providing ample off road parking for multiple vehicles and enclosed rear garden with lawn and established flower borders.**

**Viewings essential.**

### Property details

#### LOCATION

This detached bungalow enjoys a prime position on the edge of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

#### RECEPTION HALLWAY

Entrance door leads into the Reception Hallway, doors opening to storage cupboard. Radiator and further doors leading off,

#### LOUNGE

A well lit room with bow window to the front aspect, and further window to the side aspect. Chimney recess with electric log burning effect fire and tiled hearth. Radiator, leading off,

#### DINING ROOM

With window to the front aspect, serving hatch into the kitchen. Radiator.

#### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink. Integrated eye level double oven/ grill, inset four ring gas hob with extractor hood over and stainless steel splashback. Space for fridge, or washing machine below work surface and Partially tiled walls, further range of wall mounted units, window overlooking the rear aspect, tiled flooring and door leading out to the Rear Garden. Radiator.

#### CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback, partially tiled walls and window to the side aspect.

#### INNER HALLWAY

Door leading off from the Reception Hallway, door opening to storage cupboard housing gas fired combination boiler, access to loft space. Radiator.

#### BEDROOM 1

Double bedroom with window to the rear aspect. Double fitted wardrobes, radiator.

#### BEDROOM 2

Double bedroom with window to the rear aspect, fitted wardrobe with mirrored doors. Radiator.

#### BEDROOM 3

With window to the front aspect. Radiator.

#### BATHROOM

Suite comprising of panelled bath, WC and wash hand basin, Partially tiled walls, window to the side aspect. Radiator.

#### GARAGE

With up and over door to the front, pedestrian door to the rear and window to the rear aspect.

#### OUTSIDE

The property is accessed over a generous driveway offering ample off-road parking for multiple vehicles,

leading to the main entrance and garage with up and over door to the front. The front garden is attractively laid to lawn and complemented with well-stocked flower borders. A side gate provides pedestrian access to the Rear Garden, which boasts a spacious paved patio, ideal for outdoor dining and entertaining with friends and family. A large, neatly maintained lawn, surrounded by mature flower beds featuring established shrubs and specimen trees. The garden is fully enclosed with fencing.

## **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 mains electric, water and drainage are connected with gas fired central heating.

### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D- 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.





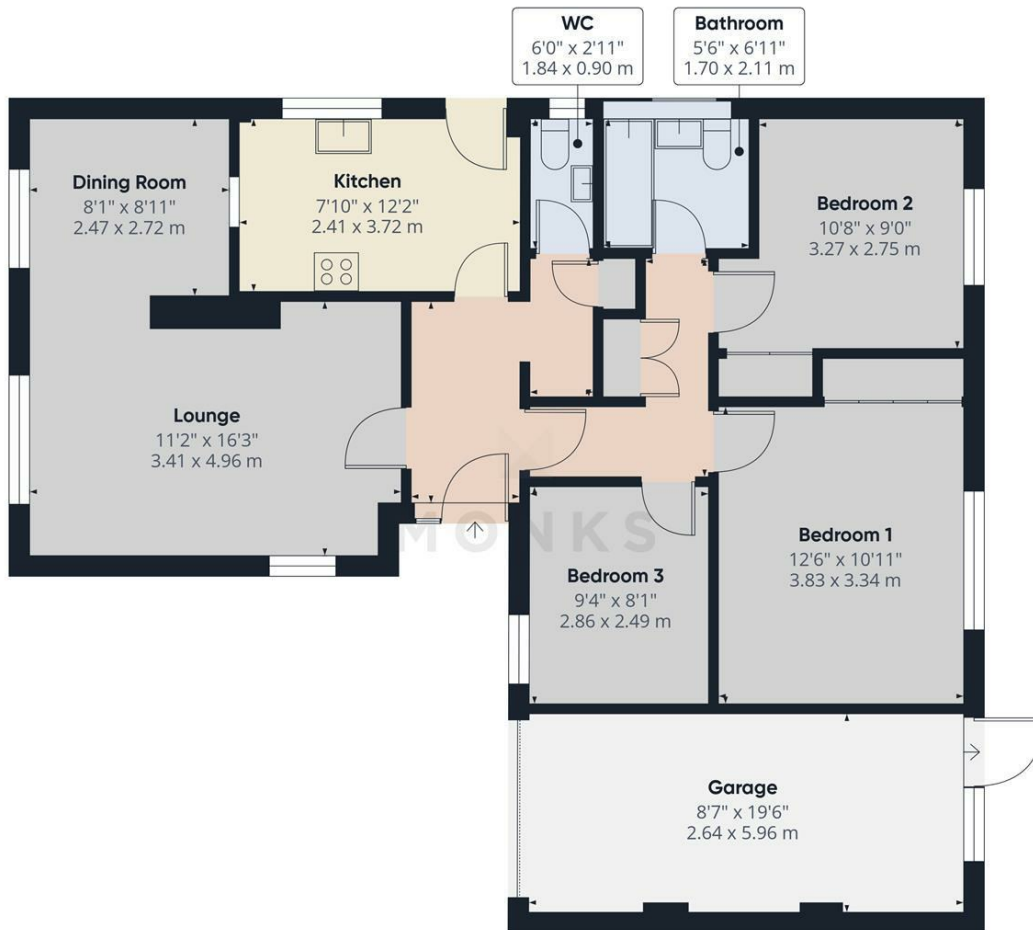




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**Approximate total area<sup>®</sup>**  
1037 ft<sup>2</sup>  
96.4 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**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**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

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- 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.
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